



# To Let - Retail Premises

**22 Gostwick Road, Bedford, MK42 9XD**



## Description

A mid terrace retail unit in a small neighbourhood parade. The unit comprises a retail area with an office with kitchenette to the rear of the unit, toilet facilities and a rear yard. The premises benefit from a wide frontage and roller shutters.

## Permitted Use

The premises have consent for use class E. Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

## Location

The premises are situated in the Cauldwell Ward in Bedford off Mile Road. Located in a predominantly residential area, approximately 1.5 miles south of Bedford Town Centre.

## Accommodation

Area NIA		
Net Internal Area		568 sq.ft

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## Lease Terms

Alternative flexible lease terms may be available.

- 6 year term with 3 year rent review to market rent
- The prospective tenant will be responsible for the Council's own legal costs and Surveyor fees in connection to the new lease.
- Tenant responsible for internal repairs and cost of building insurance

## Rent and other Charges

Lease Type	Annual Rent	Business Rates 2024/25 approximately	Insurance Premium	Total Annual Cost	Total Per Month
Standard Lease	£6,500	£2,794.40	£240	£9,534.40	£794.53

Tenants may be eligible for small business rate relief dependent on the individual's business circumstances. For further information please contact Local Taxation on 01234 718097.

## Services

Mains water and electricity are available (Prospective tenants should make their own enquiries regarding connection)

## RICS Code For Leasing Business premises Services

Bedford Borough Council has adopted the Code for Leasing Business Premises in England and Wales 2020.

For further information please contact us or go to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Viewing

For further details or to arrange a viewing please contact the Estates Team on:

Tel: 01234 276895  
Email: [property@bedford.gov.uk](mailto:property@bedford.gov.uk)  
Address: Borough Hall  
Cauldwell Street  
Bedford  
MK42 9AP

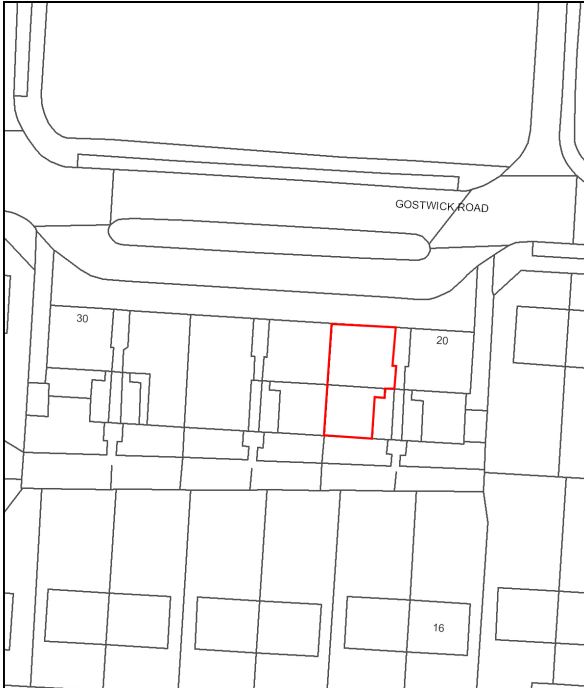
## Commercial Landlords Accreditation Scheme

Bedford Borough Council is a member of the Commercial Landlords Accreditation Scheme (CLAS). This is a self-regulatory scheme that promotes good practice in the commercial property industry. For further information please contact us or visit [www.clascheme.org.uk](http://www.clascheme.org.uk).

# Location Plan



# Site Plan

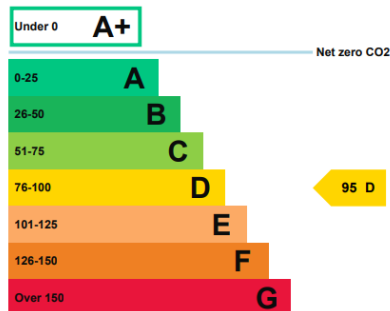


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## EPC

### Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### Who to contact about this certificate

#### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Julian Clarke
Telephone	01924 669941
Email	<a href="mailto:epc@compliance365.co.uk">epc@compliance365.co.uk</a>

#### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028250
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

#### About this assessment

Employer	Compliance 365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 June 2023
Date of certificate	5 July 2023