



BEDFORD
BOROUGH COUNCIL

To Let - Retail Premises

17 Greyfriars, Bedford, Bedfordshire, MK40 1HJ



Description

The accommodation provides a large ground floor sales area with a counter and a kitchen and toilet facilities at the rear of the shop. At first floor level there is a function room and storage area, with additional storage and toilet facilities on the second floor. There is a rear yard that can be used as a parking space and also gives rear access to the premises.

Location

Greyfriars is an established shopping parade situated to the west of the town centre, close to Bedford bus station.

Permitted Use

The premises have consent for A3 use under the Use Classes Order (2005) and any uses within this use class would be considered.

Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

Accommodation

Area	Sq M	Sq Ft
Net internal area	160.89	1,731.84
Ground Floor Sales Room & Storage	106.67	1,148.25
First Floor Storage Area	20.94	225.50
Second Floor Storage Area	21.88	235.61

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Lease Terms

The premises are available at a rent of £15,500 per annum. Alternative flexible lease terms may be available.

- 9 year term with 3 year rent review to market rent
- VAT is currently not charged on the rent but the Council reserves the right to do so during the term of the lease
- Each party will be responsible for their own legal costs. Tenant will also make a contribution to the Legal costs of £400 in connection to the new lease
- Tenant responsible for all repairs and cost of building insurance
- Tenant will pay towards surveyors fees of £300
- Service charge if applicable

Rent and other Charges

Lease Type	Annual Rent	Monthly Rent	Business Rates 2023-2024	Service Charge	Total Annual Costs
Standard Lease	£15,500	£1,291.67	£6,362.25*	N/A	£21,862.25*

*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, Electricity and Gas are available (Prospective tenants should make their own enquiries regarding connection)

The Code for Leasing Business Premises 2020

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

Viewing

For further details or to arrange a viewing please contact Property on:

Tel: 01234 276895
Email: 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.

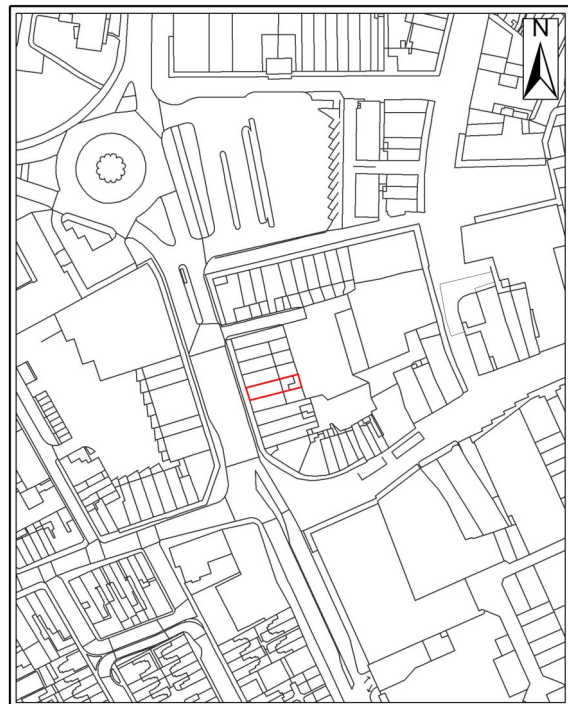
Internal Photos

Photos to follow.

Location Plan



Site Plan



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Energy Performance Certificate Non-Domestic Building



17, Greyfriars
BEDFORD
MK40 1HJ

Certificate Reference Number:
0460-0338-8009-1298-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **88**

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	194
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	76.36
Primary energy use (kWh/m ² per year):	451.68

Benchmarks

Buildings similar to this
one could have ratings as
follows:

26	If newly built
76	If typical of the existing stock

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