



BEDFORD
BOROUGH COUNCIL

To Let - Retail / Office Premises

60 St Johns Street, Kempston, Bedford, MK42 8ES



Description

This detached single storey retail premise is located in Kempston; it benefits from a busy passing trade and is situated in a predominantly residential area.

The premises consists of one large entrance room, a large kitchen area and a small side room. It also benefits from a W/C & storage cupboard. It has recently been refurbished and is ready for occupation.

Location

The premises are situated opposite a petrol filling station and is about a 10 minute walk to Kempston high street. The area is mainly residential with the town centre being approximately 1 mile away.

Permitted Use

The premises have consent for E use under The Town Centre County Planning (Use Classes) order 1987 (as amended 2020).

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:	49.19	529.48
Additional Area:	2.82	30.35
No allocated parking spaces		

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Lease Terms

- 9 year term with 3 year rent reviews to market rents
- VAT is currently not charged on the rent but the Council reserves the right to do so during the term of the lease.
- Alternative lease terms may be available.
- Tenant will make a contribution to BBC's legal costs of £428.40 in connection to the new lease.
- Tenant will be required to pay surveyors fees of £400.00
- Tenant responsible for all repairs and cost of building insurance.
- No service charge applies to this property.

Rent and other Charges

Annual Rent	Business Rates 2024/2025 approximately	Total Annual Cost	Total Per Month	Total per month (<u>without</u> Business Rates*)
£13,000.00	£4,590.80*	£17,590.80*	£1,465.90*	£1,083.33

*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.

Rateable Value	£9,200.00
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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

Viewing

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

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

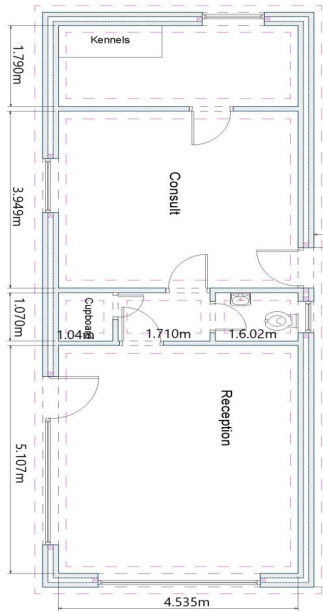
Commercial Landlords Accreditation Scheme

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



Site Plan



Location Plan



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Contact Us: 01234 276895

60 St Johns Street, Kempston, Bedford, MK42 8ES

Energy performance certificate (EPC)

60 St Johns Street
KEMPSTON
MK42 8ES

Energy rating

B

Valid until:

2 November 2033

Certificate number:

1636-4036-5060-8995-6168

Property type	Non-residential Institutions: Community/Day Centre
Total floor area	54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is B.

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.



MISREPRESENTATION Bedford Borough Council give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Bedford Borough Council. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intending Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Bedford Borough Council has no authority to make or give, any representation or warranty in relation to this property. Particulars produced May 2024