



**BEDFORD**  
BOROUGH COUNCIL

# To Let - Retail Unit

**5 The Fairway, Bedford, MK41 9HD**



## Description

Ground floor retail unit in a local parade, comprising street facing display area / kitchen. The property also benefits from a large preparation kitchen to the rear of the premises directly accessed from the rear service yard, as well as a toilet / washroom.

## Location

Situated in a small neighbourhood shopping parade whose other users are butcher, general store, and launderette (under development). There is a public house directly opposite. The unit is located in a predominantly residential area a short distance from Goldington Green.

## Permitted Use

Use as Hot Food Takeaway. We would also be prepared to consider other uses subject to planning consent.

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	40	432

# 5 The Fairway, Bedford, MK41 9HD

## Lease Terms

The premises are available to rent with offers in the region of **£9,000** per annum. Alternative flexible lease terms may be available.

- 6 year term with 3 year rent review to market rent
- Alternative flexible lease terms may be available subject to negotiation.
- Each party will be responsible for their own legal costs.
- Tenant responsible for fit out, all repairs and cost of building insurance

## Rent and other charges

Lease Type	Annual Rent	Business Rates 2025/26	Insurance Premium	Total Annual Cost	Total Per Month
Standard Lease	Offers in the region of <b>£9,000</b>	£1584.95	£194.55	£10,779.50	£898.29

VAT is currently not charged on the rent but the Council reserves the right to do so during the term of the lease.

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  
Fax: 01234 276830  
Email: [property@bedford.gov.uk](mailto:property@bedford.gov.uk)  
Address: Borough Hall  
Cauldwell Street  
Bedford  
MK42 9AP

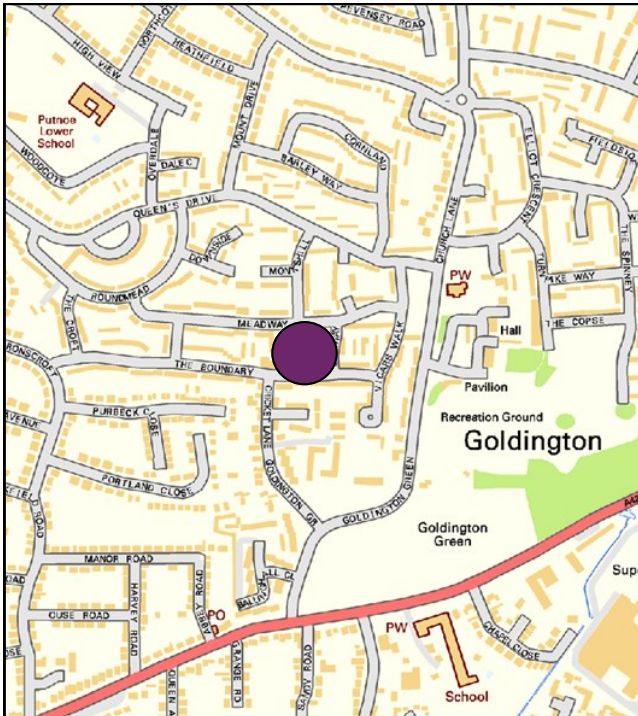
## Commercial Landlords Accreditation Scheme

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.

## Internal Photos



## Location Plan



## Site Plan



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100023275 2015

Contact Us: 01234 276895



# 5 The Fairway, Bedford, MK41 9HD

## Energy Performance Certificate Non-Domestic Building



5 The Fairway  
BEDFORD  
MK41 9HD

**Certificate Reference Number:**  
0280-0435-5589-3725-6002

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **78**

This is how energy efficient  
the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	44
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	98.53

### Benchmarks

Buildings similar to this one  
could have ratings as follows:

**26** If newly built

**77** If typical of the  
existing stock

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 on 28/05/15