



**BEDFORD**  
BOROUGH COUNCIL

# To Let - Retail Unit

**6 Howard Centre, Horne Lane, Bedford, MK40 1UH**



## Description

The unit comprises a large ground floor retail area and a first floor storage area, which includes a w.c. and access to the service deck. Additional first floor storage maybe available.

## Location

Situated in the centre of Bedford, in the Howard Shopping Centre which adjoins the Harpur Centre. This unit is in a good location within the centre. Neighbouring occupiers include TK Maxx, Primark, New Look, Superdrug and Timpsons.

## Permitted Use

Any use within use class E (a) of the Use Classes Order (2020) would be considered. Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

## Accommodation

Area	M	Ft
Net frontage	6.94 m	23 ft
Return frontage	17.04 m	56 ft
NIA Ground floor (retail)	112.13 m <sup>2</sup>	1,206 ft <sup>2</sup>
NIA First floor (store)	47.63 m <sup>2</sup>	512.5 ft <sup>2</sup>

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## Lease Terms

The premises are available at a rent of **£15,000** exclusive per annum. Alternative flexible lease terms may be available.

- 10 year term with 5 year rent review to market rent
- Alternative flexible lease terms may be available.
- Each party will be responsible for their own legal costs.
- Tenant responsible for all repairs and cost of building insurance
- Service charge for maintenance of common areas

## Rent and other Charges

Lease Type	Annual Rent*	Monthly Rent*	Business Rates 2025/26	Service Charge Estimate 2025/26*	Total Annual Cost*	Total Per Month*
Standard Lease	£15,000	£1,250	£6,986	£8,000	£29,986	£2,498.83

\*Excluding VAT

VAT is currently charged on the rent.

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)

## 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](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

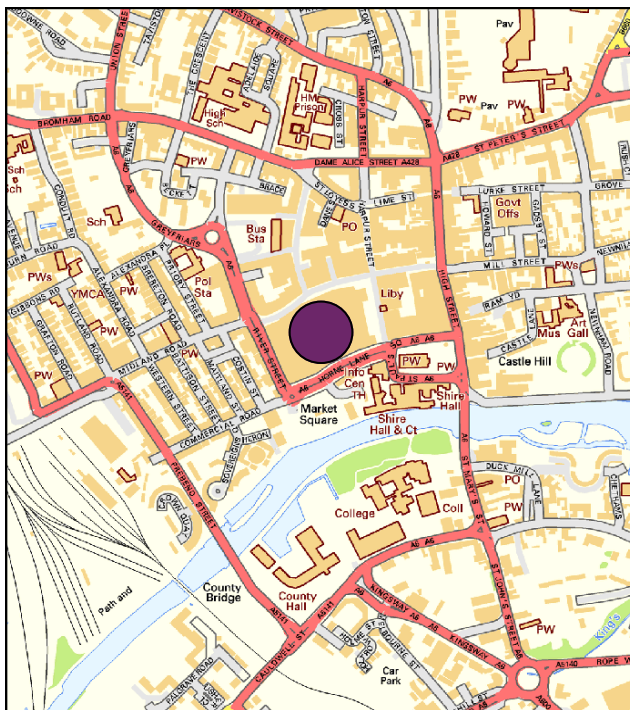
## Commercial Landlords Accreditation Scheme

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. For further information please contact us or visit [www.clascheme.org.uk](http://www.clascheme.org.uk).

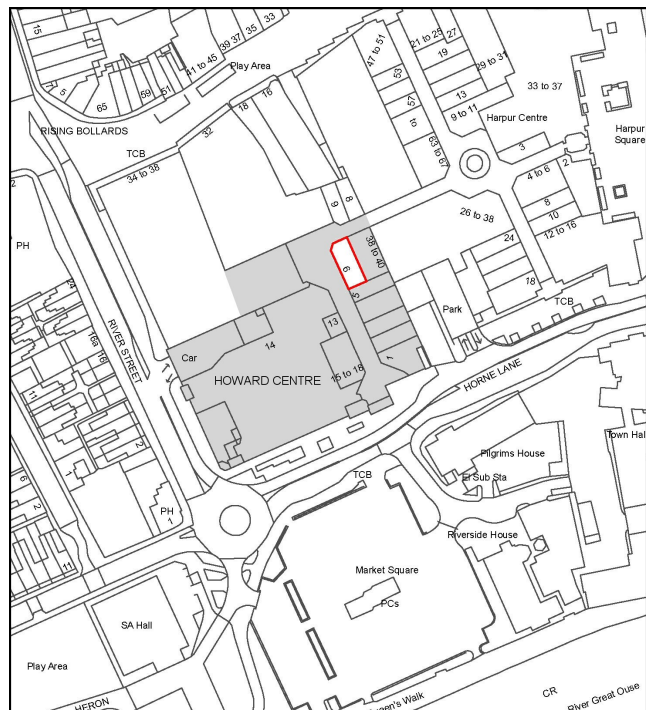
## Photos



## Location Plan



## Site Plan



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**Contact Us: 01234 276895**

## Energy performance certificate (EPC)

6 Howard Centre Horne Lane BEDFORD MK40 1UH		Energy rating <b>E</b>
Valid until 8 May 2023	Certificate number 0050-8933-0317-7210-9050	

### Property type

A1/A2 Retail and Financial/Professional services

### Total floor area

177 square metres

### Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard_-_Landlord_Guidance.pdf)  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard\\_-\\_Landlord\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard_-_Landlord_Guidance.pdf).

### Energy efficiency rating for this property

This property's current energy rating is E.

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 17/07/2025