



To Let - Retail Premises

15 Greyfriars, Bedford, Bedfordshire, MK40 1HJ



Description

The premises provides a large ground floor sales area with two small rear rooms and rear fire exit. At first floor level there is a large interconnecting room which can be divided into two rooms. The second floor comprises of a small office, kitchenette, with separate male and female WCs. There is a rear yard that can be used as a parking space or storage.

Location

Greyfriars is an established shopping parade situated to the west of the town centre, close to Bedford bus station. Other local businesses include Papa Johns, and independent businesses.

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	124.6	1,341.18
Ground fl retail space	58.05	624.85
Ground fl office & store	12.39	133.36
First fl office	33.37	359.19
Second Fl office & kitchenette	21.88	235.61

15 Greyfriars, Bedford, Bedfordshire, MK40 1HJ

Lease Terms

The premises are available at a rent of £14,000 per annum.

- 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

Alternative flexible lease terms may be available.

Rent and other Charges

	Annual Rent	Monthly Rent	Annual Insurance 2026/27	Business Rates
Lease	£14,000	£1,166.67	£475.97	*Please enquire with Local Taxation

*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



Ground floor retail space

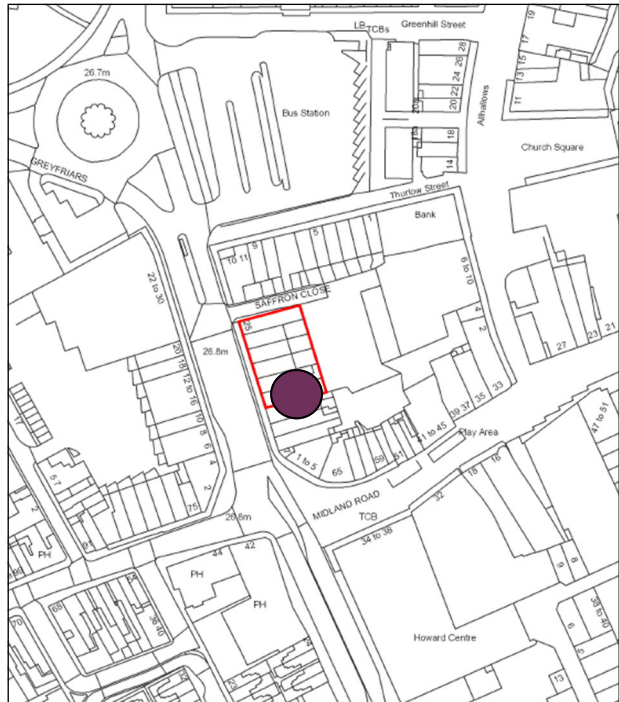


First floor office space

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 2026

15 Greyfriars, Bedford, Bedfordshire, MK40 1HJ

Energy performance certificate (EPC)

15 Greyfriars BEDFORD MK40 1HJ	Energy rating	Valid until: 27 January 2036
	D	Certificate number: 3223-7091-2990-9677-4653

Property type	Retail/Financial and Professional Services
Total floor area	171 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 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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	13 A
If typical of the existing stock	53 C

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 April 2026