



BEDFORD
BOROUGH COUNCIL

To Let - Retail Premises

30 Gostwick Road, Bedford, MK42 9XD



Description

An end of terrace retail unit in a small neighbourhood parade. The unit comprises a retail area with kitchenette, toilet facilities and a rear yard. The premises benefit from a wide frontage and roller shutters.

Permitted Use

The premises have consent for use class E. Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

Location

The premises are situated in the Cauldwell Ward in Bedford off Mile Road. Located in a predominantly residential area, approximately 1.5 miles south of Bedford Town Centre.

Accommodation

Area NIA		
Net Internal Area	47.57sq.m	512 sq.ft

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Lease Terms

Alternative flexible lease terms may be available.

- 6 year term with 3 year rent review to market rent
- The prospective tenant will be responsible for the Council's own legal costs and Surveyor fees in connection to the new lease.
- Tenant responsible for internal repairs and cost of building insurance

Rent and other Charges

Lease Type	Annual Rent	Business Rates 2025/24 approximately	Insurance Premium	Total Annual Cost	Total Per Month
Standard Lease	£10,000	£2,744.50	£231.29	£12,975.79	£1,081.31

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

Viewing

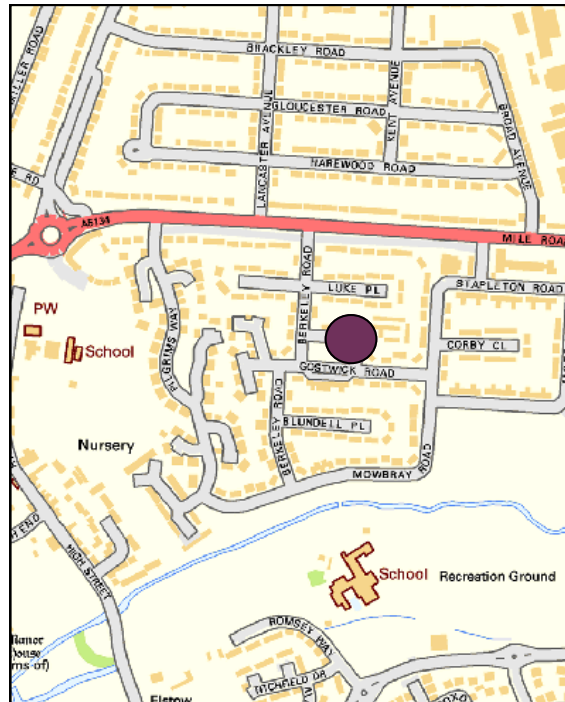
For further details or to arrange a viewing please contact the Estates Team on:

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

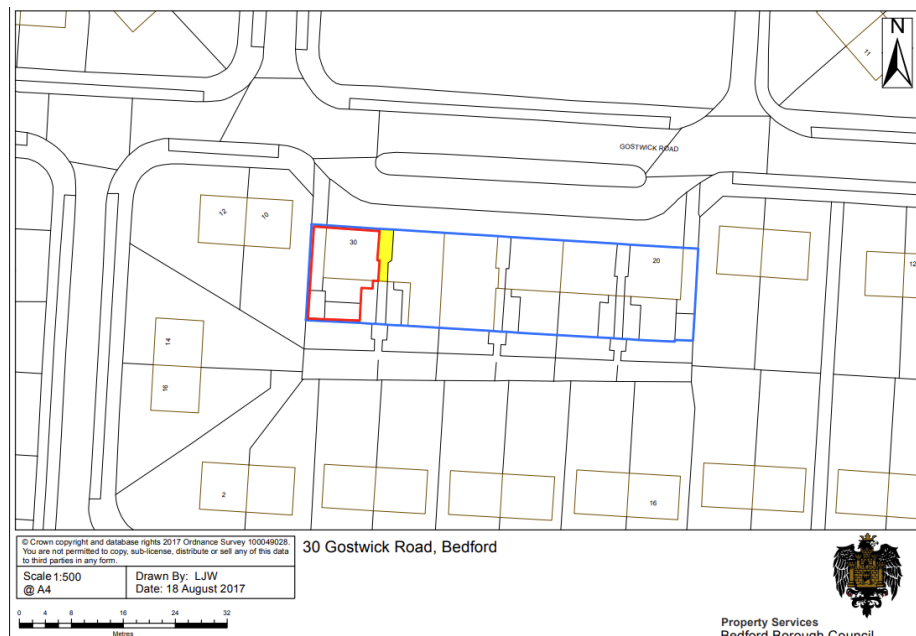
Commercial Landlords Accreditation Scheme

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.

Location Plan



Site Plan



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EPC

Energy Performance Certificate Non-Domestic Building



30 Gostwick Road
BEDFORD
MK42 9XD

Certificate Reference Number:
0480-0230-0832-3802-8002

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

63

This is how energy efficient
the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	51
Assessment Level:	3

Benchmarks

Buildings similar to this
one could have ratings as
follows:

19 If newly built