



BEDFORD
BOROUGH COUNCIL

To Let - Retail / Office Premises

190 Putnoe Street, Bedford, MK41 8HG



Description

The premises comprise a first floor office premises located on top of a popular residential shopping parade in Putnoe Bedford called Library Walk.

Internally there is a small entrance, which leads to a large double aspect office, 3 additional smaller offices, a kitchenette and toilet.

This premises is a first floor premises with only access via external stairs only.

Location

The unit is situated in a popular residential area of Putnoe, Bedford.

This established location is on the central northern side of Bedford and has good access to Bedford Town and the A421.

Permitted Use

Any use within Use Class E, A2, B1 and D1 would be considered. Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

The Council (Landlord) will be looking to achieve a mixed use on this shopping parade.

Accommodation

Area	Sq M	Sq Ft
Gross internal area	61.2	658.4

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Lease Terms

- Term of 6 years with a rent review to market rent every 3rd anniversary
- Tenant responsible for all repairs and cost of building insurance (FRI terms)
- Service Charge for maintenance of common areas
- Rent payable monthly in advance by direct debit
- Each party to be responsible for their own legal costs and surveyors fees

Rent and other charges

	Annual Rent	Business Rates Estimate 2022/23	Service Charge Estimate 2022/23	Insurance Rent Estimate 2022/23	Total Annual Cost	Total Per Month
Lease	£10,500	*£3,343.30	£550	£166.27	£14,559.57	£1,213.30

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, Electricity and Gas are available (Prospective tenants should make their own enquiries regarding connection)

RICS Code For Leasing Business premises

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:

Tel: 01234 276895

Email: property@bedford.gov.uk

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.

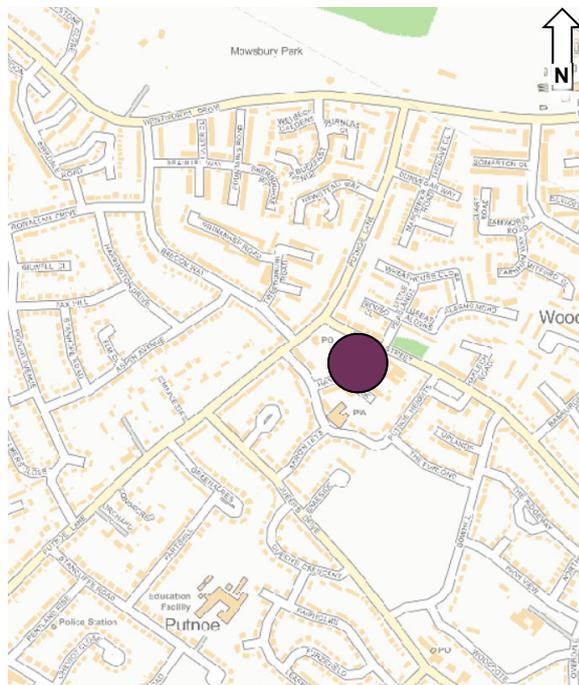
Internal Photos



Site Plan



Location Plan



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Energy performance certificate (EPC)

190 Putnoe Street
BEDFORD
MK41 8HG

Energy rating

D

Valid until: 19 January 2032

Certificate number: 5001-7779-0733-9452-3156

Property type

B1 Offices and Workshop businesses

Total floor area

79 square metres

Rules on letting this property

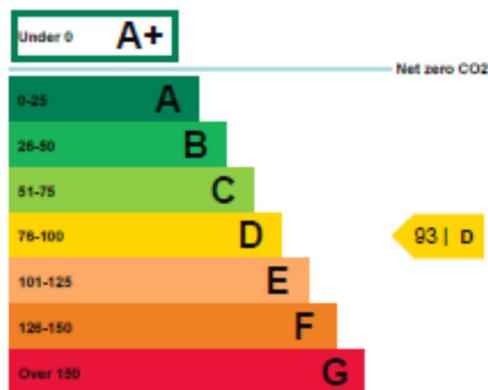
Properties can be let if they have an energy rating from A+ to E.

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.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | A

If typical of the existing stock

72 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

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 July 2022