



BEDFORD
BOROUGH COUNCIL

To Let - Retail Premises

116 Queens Drive, Bedford, MK41 9BS



Description

An end of terrace retail unit situated in a popular neighbourhood shopping parade. The property includes a large retail area, kitchenette, disabled W/C and separate staff W/C. The property benefits from a large window frontage.

An additional double garage storage is included to the rear of the property and air conditioning in retail area (subject to testing).

Location

The premises are situated in a popular and established neighbourhood shopping parade. The parade is adjacent to a CO-OP store and petrol filling station, with a doctors surgery opposite. The area is mainly residential, the town centre is approximately 2 miles away.

Permitted Use

The premises have consent for Class E(a) use under The Town Centre County Planning (Use Classes) order 1987 (as amended 2020).

Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

Accommodation

Area		
Net Internal Area:	69.5 m ²	748 ft ²

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Rent and other Charges

	Annual Rent	Business Rates 2022/23	Building Insurance	Total Annual Cost	Total Per Month
Lease	£11,000	£4,191.60*	£269.76	£15,461.36	£1,288.45

*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.

Lease Terms

- Flexible lease terms are available
- VAT is currently not charged
- Tenant will 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
- Service charge for maintenance of common areas.

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

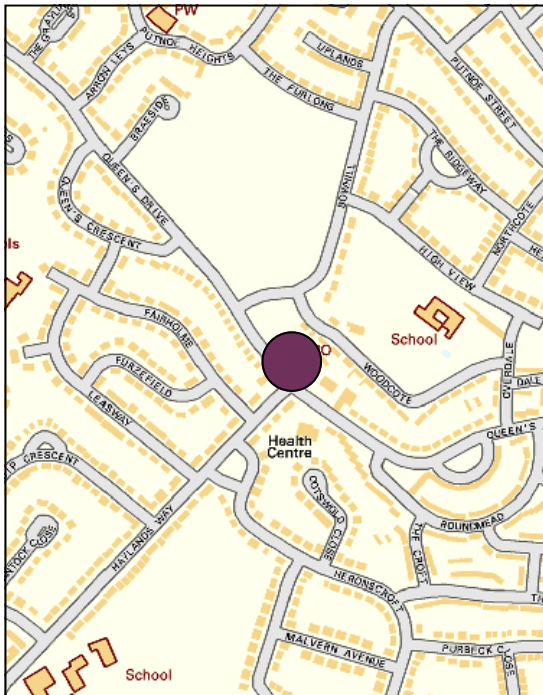
Commercial Landlords Accreditation Scheme

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. For further information please contact us or visit www.clascheme.org.uk.

Site Plan



Location Plan



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Contact Us: 01234 276895

116 Queens Drive, Bedford, MK41 9BS

Energy Performance Certificate Non-Domestic Building



116, Queens Drive
BEDFORD
MK41 9BS

Certificate Reference Number:
0480-0638-6789-0900-2092

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

56 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:	Air Conditioning
Total useful floor area (m ²):	118
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	60.37
Primary energy use (kWh/m ² per year):	357.13

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
80	If typical of the existing stock

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