



BEDFORD
BOROUGH COUNCIL

To Let - Retail Premises - £10,000 p.a.

11 North Parade, Bedford, Beds, MK40 1JF



Description

End-terrace retail unit in a neighbourhood parade close to Bedford town centre. The unit comprises two sales areas, small kitchenette, toilet and storage facilities at the rear of the premises. The premises benefit from a rear service yard and a garage.

Location

The premises are located in North Parade, Greyfriars which is in the Castle ward of Bedford. Located in a mixed commercial/residential area, close to Bedford bus station and Town Centre.

Permitted Use

Any use within use class E .

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	63.9	688
Garage	11.76	127

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Lease Terms

The premises are available at a rent of **£10,000** per annum.

- 6 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.
- 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	Business Rates 2022/23 Estimate	Insurance rent 2023/24	Total Annual Cost	Total Per Month
Lease	£10,000.00	£3,742.50	£180	£13,922.50	£1,160.20

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 the Estates Team on:

Tel: 01234 276895
Fax: 01234 276830
Email: property@bedford.gov.uk
Address: Borough Hall
Cauldwell Street
Bedford
MK42 9AP

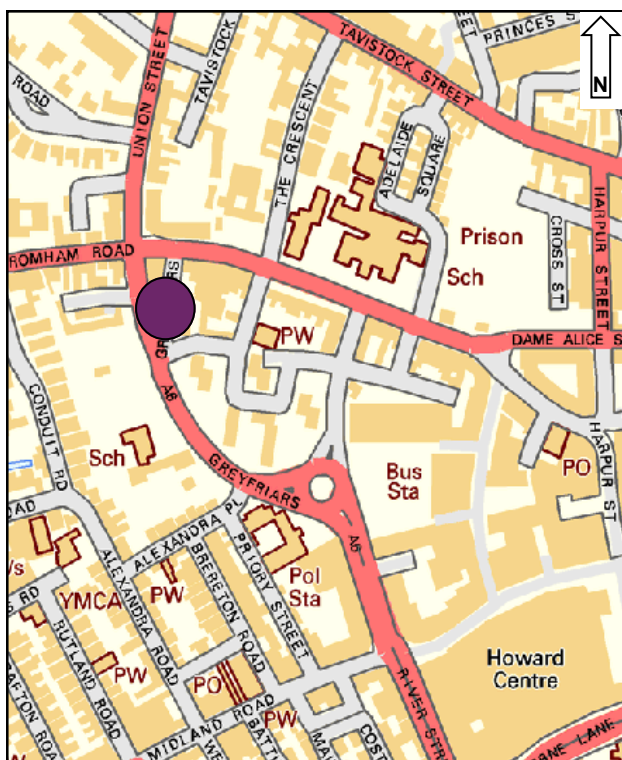
Commercial Landlords Accreditation Scheme

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.

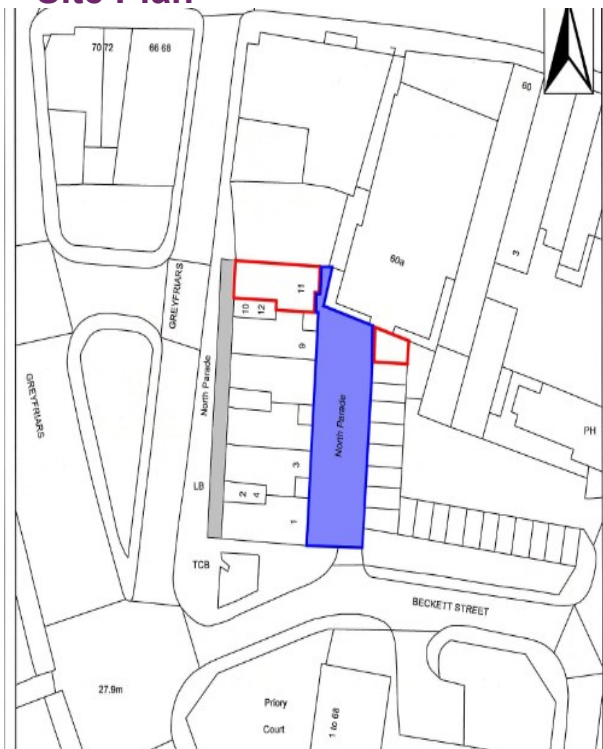
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Location Plan



Site Plan



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11 North Parade, Bedford, Beds, MK40 1JF

Energy Performance Certificate

Non-Domestic Building



11, North Parade
Greyfriars
BEDFORD
MK40 1JF

Certificate Reference Number:
0620-0031-6839-6327-6006

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

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 83

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

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We are a  Landlord

www.clascheme.org.uk