



To Let - Retail unit

26 Castle Lane, Bedford, MK40 3US



Description

A mid terrace retail unit located on Castle Lane, which forms part of the Castle Quay development. The Premises is fitted to retail specification with wooden floor, plastered painted walls and suspended ceiling.

Location

In the heart of Bedford's Cultural Quarter, Castle Lane is located just off the High Street, and forms part of an exciting new mixed use development of high quality apartments, restaurants and retail units.

Permitted Use

Any use within use class A1 or D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) would be considered.

Prospective tenants are advised to contact the local planning authority on 01234 718069 if they have any specific queries.

Accommodation

Area		
Net internal area	66.7 m ²	718 ft ²

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Lease Terms

The unit is available on a 6 year lease at a **rent from £12,000 per annum** on the following terms:

- Tenant responsible for internal and shop front repairs and decoration
- Rent reviews every 3 years
- Service Charge to cover maintenance of shared facilities
- Each party to bear own legal costs

Alternative flexible lease terms may be available. Please contact us for further information.

Rent and other Charges (exclusive of VAT)

	Annual Rent	Business Rates Estimate 2019/20	Total Annual Cost	Total Per Month
Standard Lease	£12,000	£2,356.80*	£14,356.80	£1,196.40

*Tenants may be eligible for small business rate relief dependent on the individual's business circumstances. For further information, please email Local Taxation: localtax@bedford.gov.uk

Services

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

The Code for Leasing Business Premises 2007

Bedford Borough Council has adopted the Code for Leasing Business Premises in England and Wales 2007.

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

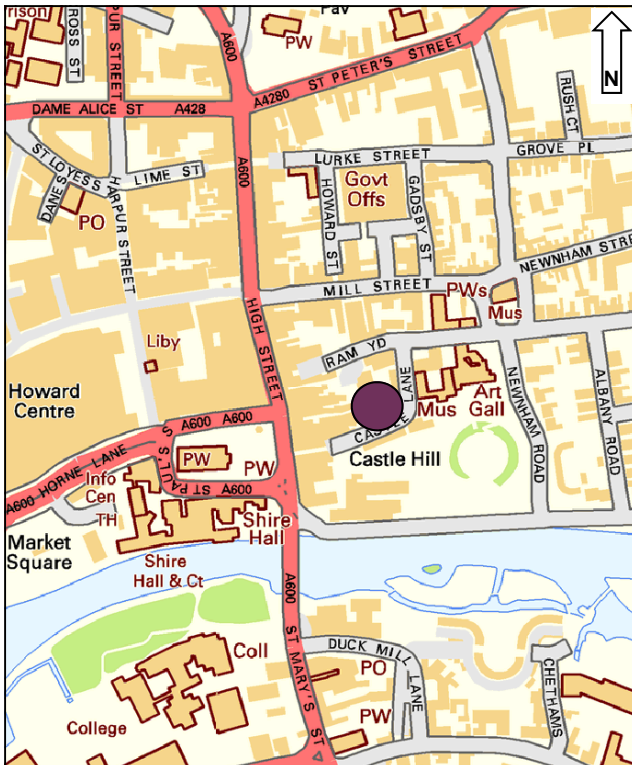
Commercial Landlords Accreditation Scheme

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.

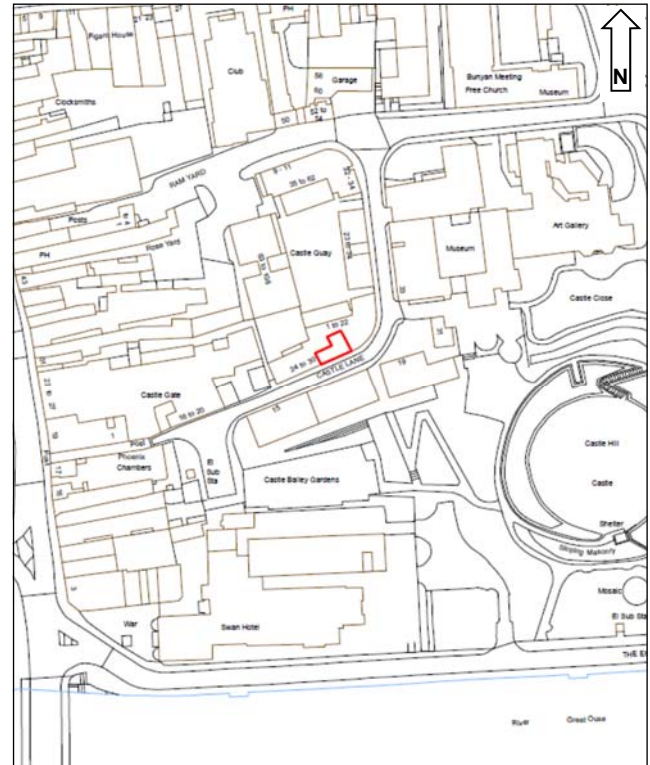
Internal Photos



Location Plan



Site Plan



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Energy Performance Certificate Non-Domestic Building



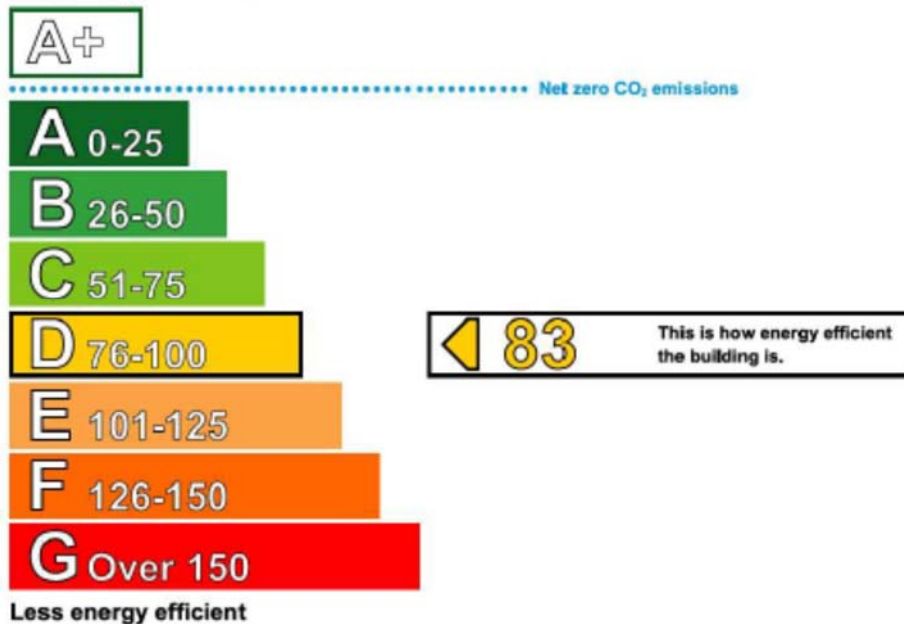
26, Castle Lane
BEDFORD
MK40 3US

Certificate Reference Number:
0722-0125-5230-4800-4003

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



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	68
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	106.92
Primary energy use (kWh/m ² per year):	632.47

Benchmarks

Buildings similar to this one could have ratings as follows:

22	If newly built
66	If typical of the existing stock

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