



# To Let - Retail Premises

**22 Gostwick Road, Bedford, MK42 9XD**



## Description

A mid terrace retail unit in a small neighbourhood parade. The unit comprises a retail area with an office with kitchenette to the rear of the unit, 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		568 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
- Each party will be responsible for their own legal costs and Surveyor fees in connection to the new lease.
- Tenant responsible for all repairs and cost of building insurance
- The premises falls within a Business Improvement District for which an additional levy is payable.

## Rent and other Charges

Lease Type	Annual Rent	Business Rates 2022/23 approximately	Total Annual Cost	Total Per Month
Standard Lease	£7,500	£1,397.20	£8,897.20	£741.43

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](http://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](mailto:property@bedford.gov.uk)  
Address: Borough Hall  
Cauldwell Street  
Bedford  
MK42 9AP

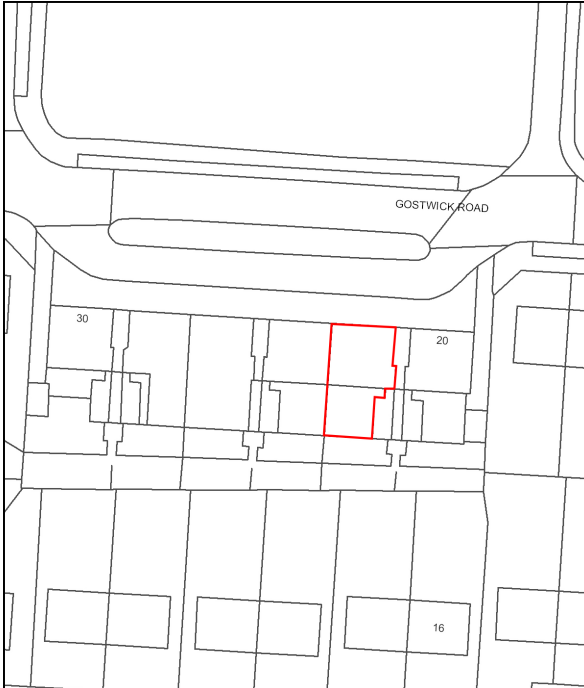
## Commercial Landlords Accreditation Scheme

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](http://www.clascheme.org.uk).

# Location Plan



# Site Plan



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