BEDFORD BOROUGH COUNCIL

To Let - Retail unit

32 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 benefits from a large shop front and is fitted to retail specification with laminate wooden floor, plastered painted walls and suspended ceiling.

Permitted Use

Any use within use class E of the Town and Country Planning (Use Classes Order 2020) would be considered.

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

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.

Accommodation

Area		
Net internal area	46.4 m^2	500 ft^2

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Lease Terms

The unit is available on a 6 year lease at a **rent from £9,500 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 2021/22	Total Annual Cost	Total Per Month
Standard Lease	£9,500	£1,671.65*	£11,171.65	£930.97

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

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

The Code for Leasing Business Premises 2020

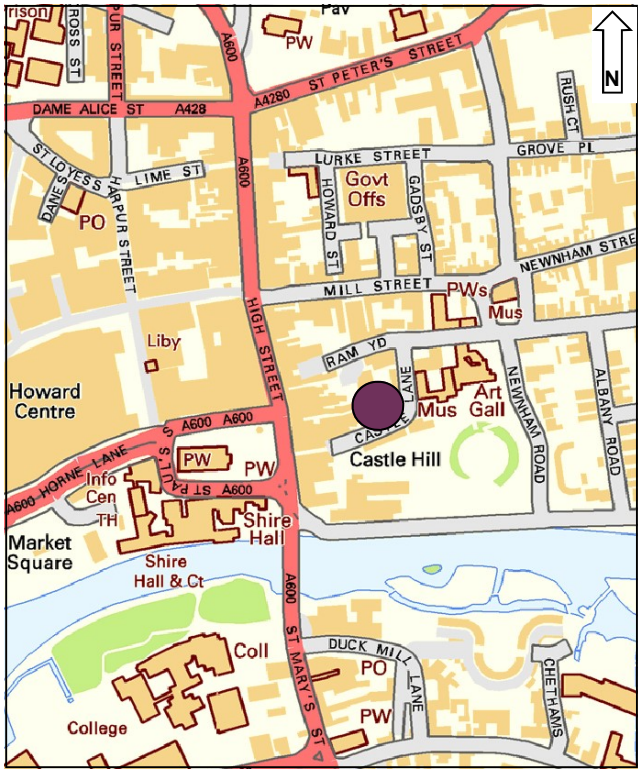
Bedford Borough Council has adopted the RICS Code for Leasing Business Premises. For further information please contact us or go to https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises

Commercial Landlords Accreditation Scheme

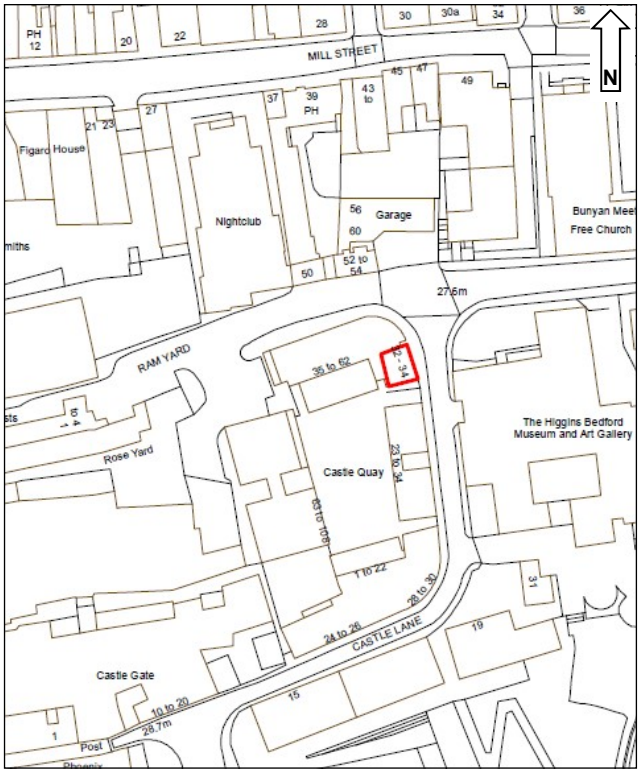
Bedford Borough Council is a member of the Commercial Landlords Accreditation Scheme (CLAS). This is a self-regulatory scheme that promotes good practice in the commercial property industry. For further information please contact us or visit **www.clascheme.org.uk**.

Internal Photo

Location Plan



Site Plan



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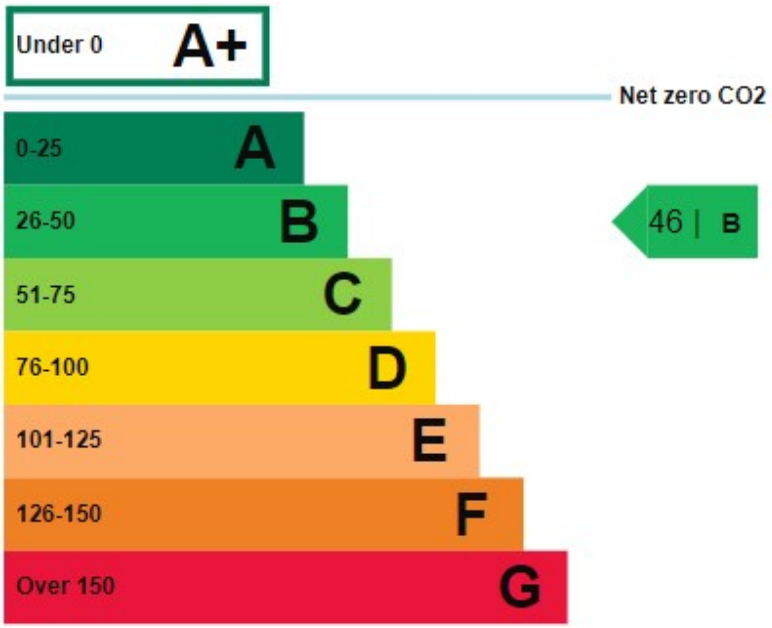
Energy efficiency rating for this property

This property's current energy rating is B.



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

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	20 | A
If typical of the existing stock	59 | C

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 Aug 2021