



To Let - Office Premises

26 Harpur Street, Bedford, MK40 1LB



Description

The accommodation comprises ground floor with a disabled W/C, and further offices on first and second floor. The second floor also benefits from W/C's, changing facilities and a shower. There are two separate entrances to the front and a rear access to a yard.

Location

Situated in the popular pedestrianised area of Harpur Street, the property is close to multiple retailers which include: Marks and Spencers, Greggs, Trespas, Poundland, Burger King and Clarks.

Permitted Use

It is indicative that the premises are likely to have A2 / B1 use under the Use Classes Order (2005) and any uses within this use class may be considered.

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

Accommodation

Area		
26 Harpur Street - Ground Floor	42.7 m ²	460 ft ²
26 Harpur Street - First floor	130 m ²	1,397 ft ²
26 Harpur Street - Second floor	122 m ²	1,315 ft ²

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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 2015/16 approximately*	Bid Levy 2015/16	Total Annual Cost	Total Per Month
Standard Lease	£21,500	£8,381	£340	£30,221	£2,518.42

Tenants may be eligible for small business rate relief dependent on the individual's business circumstances. *Please note that the figure above is for guidance only and interested parties are advised to make their own enquiries to - 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
Fax: 01234 276830
Email: property@bedford.gov.uk
Address: Borough Hall
Cauldwell Street
Bedford
MK42 9AP

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

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.

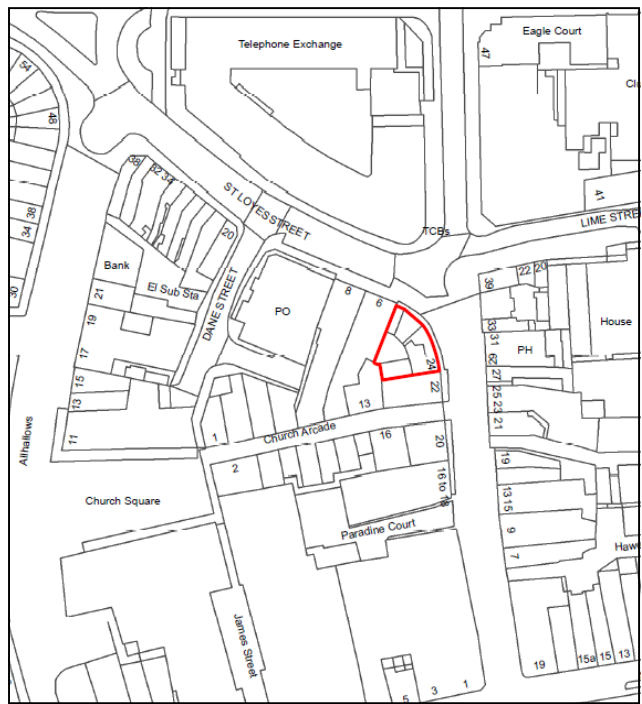
Internal Photos



Location Plan



Site Plan



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Energy Performance Certificate Non-Domestic Building



26, Harpur Street
BEDFORD
MK40 1LB

Certificate Reference Number:
9944-3012-0651-0690-3605

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 88

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	323
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	82.48

Benchmarks

Buildings similar to this one could have ratings as follows:

21 If newly built

60 If typical of the existing stock

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