



**BEDFORD**  
BOROUGH COUNCIL

# To Let - Retail Unit

**9 Howard Centre, Horne Lane, Bedford, MK40 1UH**



## Description

The unit comprises of a large ground floor retail area and a first floor storage area, which includes a w.c. and access to the service deck. Additional first floor storage maybe available.

## Location

Situated in the centre of Bedford, in the Howard Shopping Centre which adjoins the Harpur Centre. This unit is in a good location within the centre. Other occupiers include TK Maxx, New Look, Poundland and Timpsons.

## Permitted Use

Any use within use class E of the Use Classes Order (2020) would be considered. Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

## Accommodation

Area (NIA)	Sq M	Sq Ft
Ground floor retail	62	670
First floor storage	17.5	189
Total	79.5	859

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## Lease Terms

The premises are available at a rent of **£ 12,000** per annum.

- 6 year term with 3 year rent review to market rent
- 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
- This premises falls within a Business Improvement District for which an additional levy is payable

## Rent and other charges

Annual Rent	Service Charge Estimate 2022/23	Total Annual Cost	Total Per Month
£12,000	£10,400	£23,900	£1991.66

VAT is currently not charged on the rent but the Council reserves the right to do so during the term of the lease.

Business Rates 2022/23	Rateable Value
£7,485*	£15,000

\*Tenants may be eligible for small business rates 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)

## 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>

## Viewing

For further details or to arrange a viewing please contact the Estates Team on:

Tel: 01234 276895  
Email: [property@bedford.gov.uk](mailto:property@bedford.gov.uk)  
Address: Borough Hall  
Cauldwell Street  
Bedford  
MK42 9AP

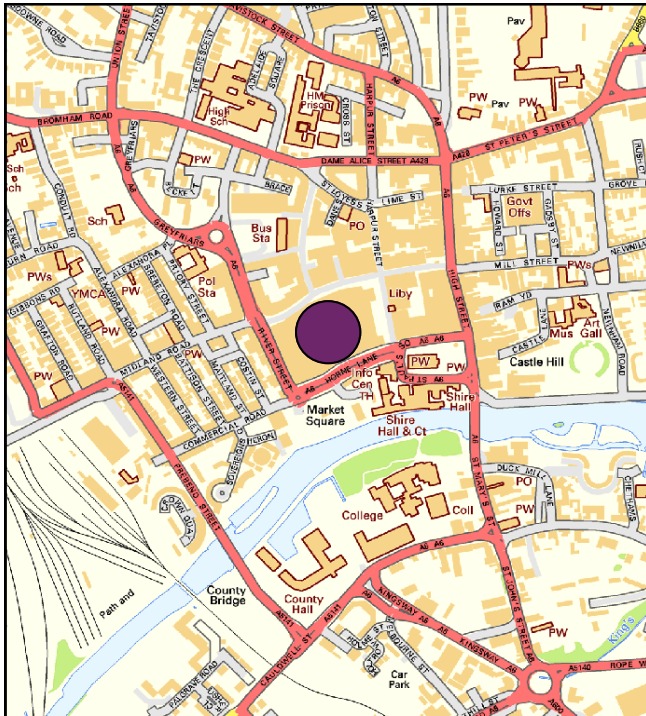
## Commercial Landlords Accreditation Scheme

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).

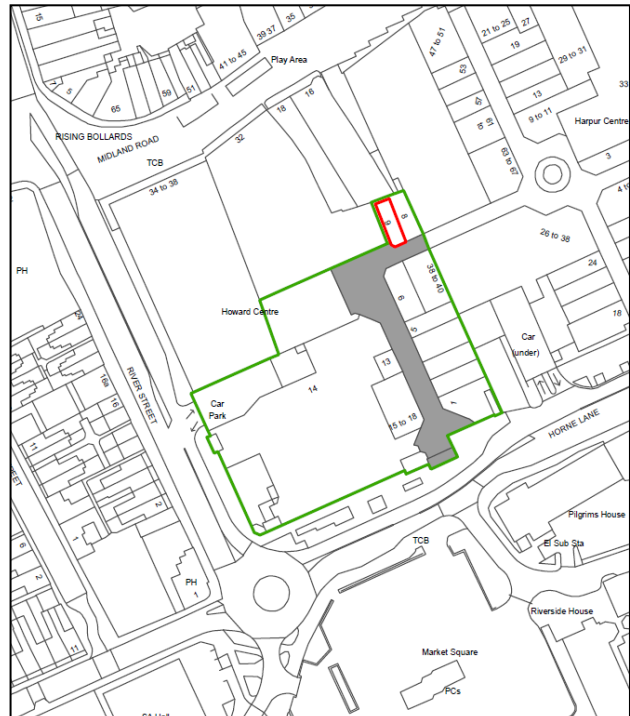
## Internal Photos



## Location Plan



## Site Plan



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# 9 Howard Centre, Horne Lane, Bedford, MK40 1UH

## Energy Performance Certificate Non-Domestic Building



9 Howard Centre  
Horne Lane  
BEDFORD  
MK40 1UH

Certificate Reference Number:  
0350-0631-5719-4208-1006

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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **99**

This is how energy efficient  
the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	103
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	87.84
Primary energy use (kWh/m <sup>2</sup> per year):	519.61

### Benchmarks

Buildings similar to this  
one could have ratings as  
follows:

**35** If newly built

**104** If typical of the  
existing stock

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