

## To Let - By Informal Tender

### Retail Units at 99-101 Church Lane, Goldington Square, Bedford, MK41 0PW



#### Description

**Offered as either a large double or 2 single units on this popular shopping parade alongside Aldi, Iceland and Co-op supermarkets.**

The premises currently comprise a double unit (to be let in shell condition) at one end of a parade of similar units with separately let flats above.

A large free shopper's car park to the front serves the whole centre; with separate rear servicing.

The block in which premises form part is currently undergoing external roof works and it is anticipated the units will be ready for occupation from August 2016.

Considerable levels of investment have taken place recently across the centre with other traders represented being a pharmacy, hairdresser and a hot food takeaway. Also on site is a medical centre and community centre.

#### Location

Goldington Square is located along Church Lane, 2 miles east of Bedford town centre and serves the established residential areas of Putnoe, Goldington and beyond.

Located close to the junction with Norse Road/ Wentworth Drive; offering good access to the B660 Kimbolton Road and Goldington Road/ A4280 St Neots Road and out towards the A1 (Black Cat).

# 99-101 Church Lane, Bedford, MK41 0PW

## Permitted Use

The Council is looking to enhance and broaden the overall retail offer available on the parade and so will welcome offers which fulfil this aim.

Interested parties will be responsible for obtaining all planning & building regulations approvals for any proposed change of use and in this regard prospective parties may wish to contact the local planning authority to seek advice: 01234 718068.

## Accommodation

Area	Sq M	Sq Ft
Total NIA (units 99 & 101)	253.7	2,730
Total Frontage	11.5 m	37 ft
Garage / store (within 101)	32.6	350
Unit 99 Church Lane NIA	116	1,248
Unit 101 Church Lane NIA	128.2	1,380

All figures above are approximate

## Rental Offers

Offers are invited for a new lease, interested parties are asked to submit written proposals using the attached 'Informal Tender Application Form'.

**Offers should clearly state the unit of interest, annual rental offer and use proposed.**

- Any lease granted will be on effective full repairing and insuring terms and will provide for upward only rent reviews to open market value on every 5th anniversary of the commencement date.

*Bedford Borough Council is not obliged to accept the highest nor any offer submitted*

## Business Rates:

Verbal enquires indicate the premises are currently rated as a single unit with an RV of £12,500.

If let as separate units the premises will be subject to re-assessment (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.



# 99-101 Church Lane, Bedford, MK41 0PW

## Services

The units will be provided with mains water and single phase electricity. Gas is thought to be available for No 99.  
(Prospective tenants should make their own enquiries regarding connection).

## Viewing

A number of open viewings will be arranged. For further details 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

## The Code for Leasing Business Premises 2007

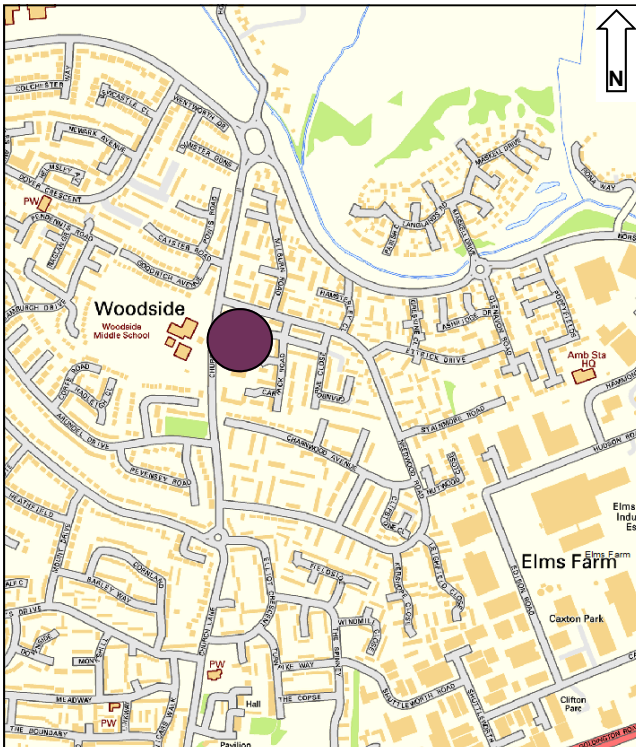
Bedford Borough Council has adopted the Code for Leasing Business Premises in England and Wales 2007.

For further information please contact us or go to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

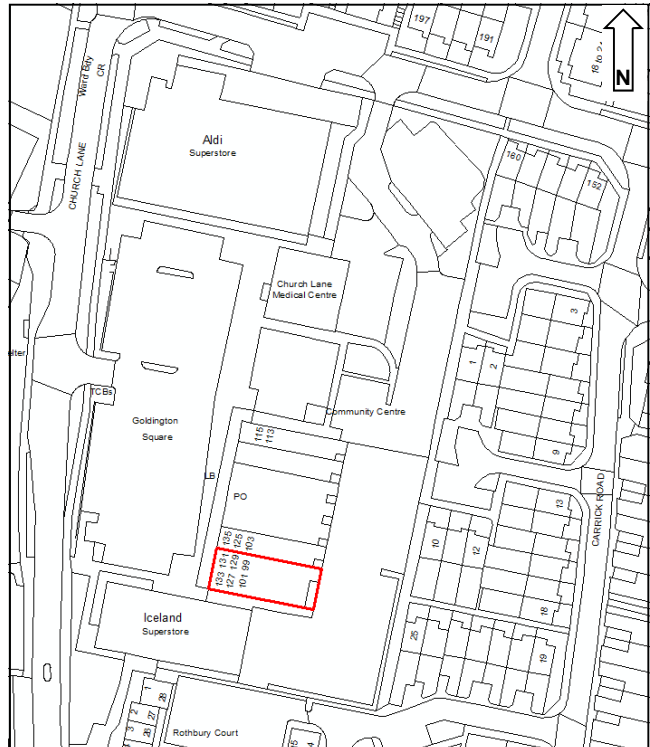
## Commercial Landlords Accreditation Scheme

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

## Location Plan



## Site Plan



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100023275 2016

Contact Us: 01234 276895

# 99-101 Church Lane, Bedford, MK41 0PW

## Energy Performance Certificate Non-Domestic Building



99-101, Church Lane  
BEDFORD  
MK41 0PW

**Certificate Reference Number:**  
0050-7999-0356-8610-6004

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

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

◀ **64**

This is how energy efficient  
the building is.

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	284
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	88.79

### Benchmarks

Buildings similar to this one  
could have ratings as follows:

**24** If newly built

**69** If typical of the  
existing stock

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 May 2016