

## STRICTLY CONFIDENTIAL STAFF UNAWARE

# AGL

Upon the instructions of



LONDON ROAD  
BEDFORD,  
MK42 0NX



### LOCATION

The property is located on the A600 London Road, approximately 1 mile south of Bedford town centre, adjacent the entrance to the Kingfisher Trade Park. Nearby occupiers include Scewfix, Jewson, The Gym, B&M, Dunelm and Halfords.

### DESCRIPTION

The property comprises a purpose built 19,488 sq ft GIA (1,811 sq m) leisure building on 2 levels. The main reception is situated at ground level and the gaming area is at first floor. There are approximately 100 customer spaces in the undercroft and external surface car park.

### PLANNING

The property currently benefits from a D2 planning consent. The property is potentially suitable for a variety of alternative uses, interested parties should should make their own enquiries of Bedford Borough Council Planning Department (01234 718068).

### RATEABLE VALUE

The draft RV with effect from April 2017 is £76,000.

### TENURE

The property is held on leasehold basis for a term expiring September 2021 at a passing rent of £205,733 pa and is available by way of assignment or sub-letting. Full tenure details are available on request.

### ALL ENQUIRIES/INSPECTIONS

The property is currently trading and therefore all enquiries are to be made via the sole agents **AGL**

**Daniel Berrevoets**

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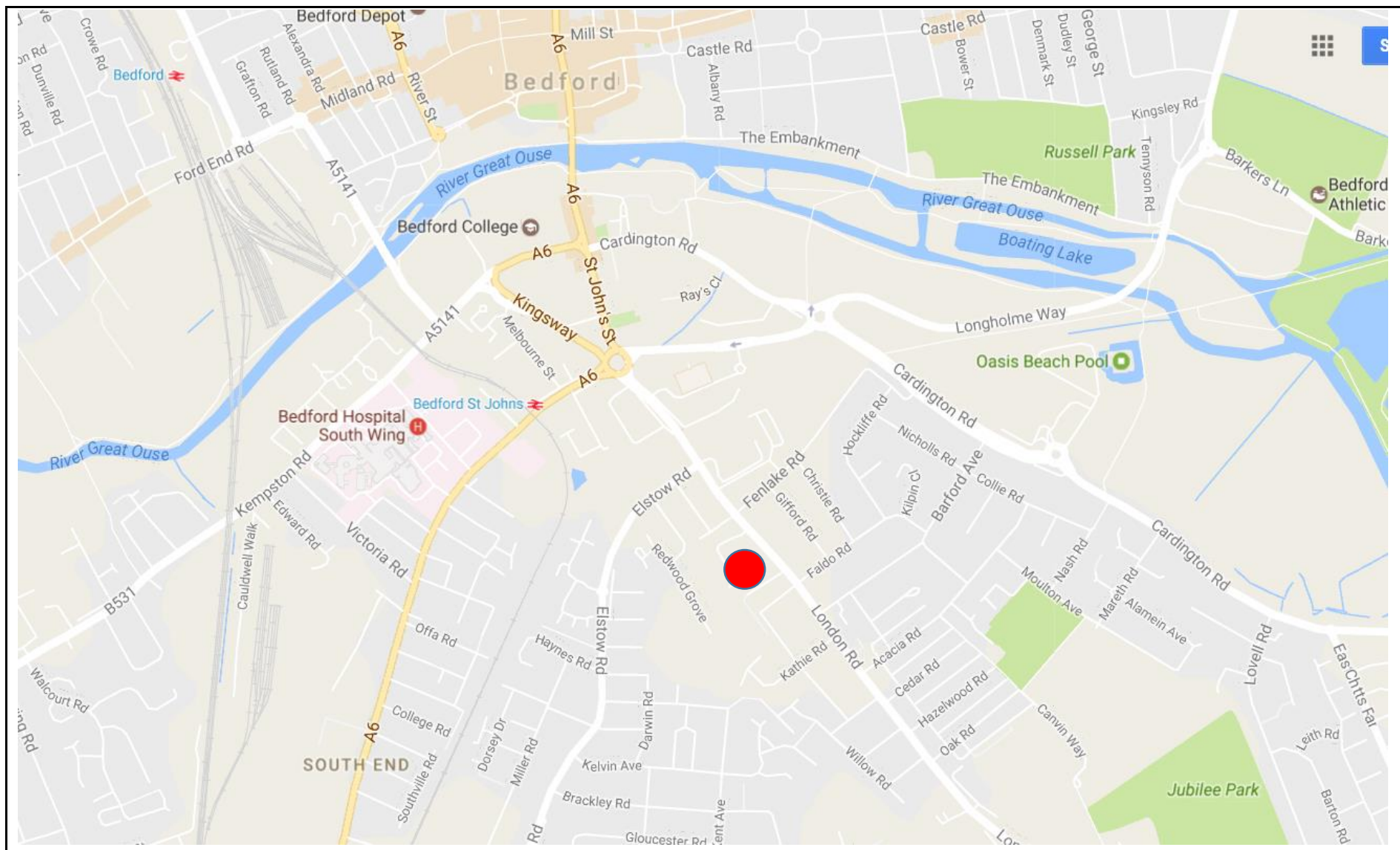
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# AGL

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# Energy Performance Certificate

Non-Domestic Building



57 London Road  
BEDFORD  
MK42 0NX

**Certificate Reference Number:**  
0040-4906-0364-2180-8010

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

A+

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

A 0-25

B 26-50

C 51-75

D 76-100

◀ 90 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:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	1793
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	68.05
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

35	If newly built
94	If typical of the existing stock



## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

<b>Assessment Software:</b>	Virtual Environment v6.4.0 using calculation engine SBEM v4.1.e.5
<b>Property Reference:</b>	416068820000
<b>Assessor Name:</b>	Matthew Donkersley
<b>Assessor Number:</b>	STRO002731
<b>Accreditation Scheme:</b>	Stroma Accreditation Ltd
<b>Employer/Trading Name:</b>	WSP Environmental Ltd
<b>Employer/Trading Address:</b>	WSP House, 70 Chancery Lane, London, WC2A 1AF
<b>Issue Date:</b>	15 Apr 2014
<b>Valid Until:</b>	14 Apr 2024 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0040-4906-0364-2180-8010.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Accreditation Ltd. You can obtain contact details of the Accreditation Scheme at [www.stroma.com](http://www.stroma.com).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit [www.ndepcregister.com](http://www.ndepcregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepcregister.com/optout](http://www.ndepcregister.com/optout).

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## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.