

Bridge House
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Property Consultants: Commercial Agency:
Professional: Surveying Services

FOR SALE SHOP & RESIDENTIAL PREMISES 46 Shortmead Street Biggleswade Bedfordshire SG18 0AP



Net Internal Retail Space 204sq.ft. (18.95sq.m.)

- Period property
- Residential planning granted for new apartment.
- Includes lock up shop.

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A list of directors and chartered surveyors is available from the registered office.
Company Registration No. 3445835

46 Shortmead Street Biggleswade

SERVICES

Mains electricity, water and drainage are connected.

[None of the services have been tested].

PLANNING

The property is understood to be Grade II listed. Planning for the detached accommodation achieved. Further plans available on request.

RATES

Shop premises £6,000

Flat current tax band A, 2019 payment £1,281.00

[details from Government Website]

TENURE

The property is offered for sale with vacant possession.

PRICE

£265,000 Freehold subject to contract.

POSSESSION

Upon satisfactory completion of legal documentation.

VIEWING

Strictly by appointment with Agents: Cliftons 01767 312131

46 Shortmead Street Biggleswade

DESCRIPTION

A 19th century listed property comprising a double fronted building. An attractive roughcast two-storey building with a cellar. The property stands vacant but has planning for a ground and first floor apartment together with a self contained lock up shop.

LOCATION

The property is a short distance from the town centre, set back from the road with a small front forecourt. Shortmead Street is a busy road of mixed uses leading to the centre and towards the railway station.

ACCOMMODATION – see plans.

Retail ground floor premises

Retail rhs	15.83 x 12.89	204sq.ft	18.95sq.m
Cellar	14.86 x 8.99	134sq.ft	12.45sq.m
Toilet (to be installed)			

Residential apartment

Ground Floor

Kitchen
Dining Room
Cloakroom

First Floor

Landing
Bedroom 1
Bedroom 2
Bedroom 3
Shower room with toilet, washbasin and separate shower.

Second Floor

Attic room