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FOR SALE INVESTMENT PREMISES 1 Market Square Sandy Beds SG19 1HT



Retail-Residential-Development

- **Established residential income**
- **Development potential for further enhancement**
- **Existing tenancies**
- **Town centre**

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

1 Market Square Sandy SG19 1HT

LOCATION

The premises are located centrally within the Market Square of Sandy, the main retail area of the town.

The main line railway station is within walking distance, less than 1km from the premises.

This market town has a population of about 10,000 which continues to expand and is served by a good railway connection with a fast service to London. The A1 dual carriageway which bypasses the town on its west side provides for easy access.

Located within Central Bedfordshire the town is within easy reach of Bedford, Cambridge, St.Neots, Hitchin and Stevenage.

DESCRIPTION

The property comprises what was the Lord Roberts Public House but is now used as a beauty salon together with separate, residential, accommodation at first floor. Behind the main building is an open yard where there is a two-storey brick building presently used as storage only, but with planning uplift could provide further residential accommodation.

ACCOMMODATION

Shop premises

Ground Floor

External frontage	34ft	10.36m
Internal frontage	32ft	9.75m
Shop depth	39ft	11.88m
Main sales	922sq.ft	85.65sq.m
Ancillary space	377sq.ft	35.00sq.m

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First floor Apartment

Rear access, self-contained

1st floor landing area

Front sitting room	145sq.ft	13.47sq.m
Kitchen	93sq.ft	8.64sq.m
Bedroom 1	134sq.ft	12.45sq.m
Bedroom 2	125sq.ft	11.61sq.m
Bathroom	47sq.ft	4.37sq.m

Outside

Rear Yard and Building with development potential

Yard area 46ft wide x 32ft deep [9.75m x 14.02m]

Back rear corner a brick two-storey building with a frontage of 32ft and a depth of 15ft total floor space 980sq.ft [91sq.m]

Yard area total	1682sq.ft	156sq.m
Building external area	980sq.ft	91sq.m

There is a separate access from the Market Square down the side of the main building to this area, not included in the area stated.

SERVICES

All mains services are connected to the site.

None of the services have been tested and no warranty is given regarding their condition.

TENURE

The ground floor shop premises has a recently renewed lease for a term of 9 years from March 2018, with three yearly reviews at a total rent of £24,000 per annum exclusive on an FRI lease.

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The first floor apartment has been let until recently on an assured shorthold tenancy at £10,740 per annum (£895 per calendar month). There is a current tenancy being arranged on a similar basis.

The rear yard and buildings stand vacant with the potential of planning enhancement.

INVESTMENT

The premises are offered for sale freehold subject to the existing tenancies inviting interest above £500,000.

PLANNING

Further enquiries in respect of planning should be directed towards Central Bedfordshire District Council Planning Department. Telephone: 0300 300 8000.

RATES

Rateable Value: £15,500 ground floor premises
Rates Payable: To verify with the Local Authority

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All figures are exclusive of VAT. Prospective lessees ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary

VIEWING

Further information and viewing Strictly by appointment with Agents: Cliftons 01767 312131

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Energy Performance Certificate
Non-Domestic Building
HM Government

Lord Roberts 1 Market Square SANDY SG19 1HT	Certificate Reference Number: 0640-0731-4980-5404-3002
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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
E	101-125
F	126-150
G	Over 150

121 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	267
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

39	If newly built
65	If typical of the existing stock

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