

Bridge House
121 Shortmead Street
Biggleswade
Beds
SG18 0BB
Tel: 01767 312131 Fax: 01767 600277
Website: www.cliftonsproperty.com

Oakpark Business Centre
Alington Road
St Neots
Cambridge
PE19 6WA
Tel: 01480 212607
Email: info@cliftonsproperty.com



Property Consultants: Commercial Agency:
Professional: Surveying Services

TO LET LOCK-UP SHOP

12A High Street
Biggleswade
Beds SG18 0JL

*** AVAILABLE SOON ***



Net Internal Area 586 sq.ft 54.43 sq.m

- **Town centre location**
- **New lease term**
- **Rear access**

Cliftons for themselves and for the vendors or lessors of the property whose agents they are give notice that: i. These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. ii. Cliftons cannot guarantee the accuracy of any description, dimensions or references to condition, necessary permissions for use on occupancy and other details contained therein. Prospective purchasers or tenants should not rely on them as statement of fact and must satisfy themselves as to their accuracy. iii. No employee of Cliftons has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. iv. Rents quoted in these particulars may be subject to VAT in addition. v. Cliftons will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

Cliftons is a trading name of Wakefield, Clifton & Beale Ltd. Registered Office 46A High Street, Olney, Buckinghamshire MK46 4BE
A list of directors and chartered surveyors is available from the registered office.
Company Registration No. 3445835

12A High Street Biggleswade SG18 0JL

LOCATION

The property is on the High Street quite close to the Market Square. Biggleswade has good, local, central parking available and the railway station is within walking distance of the premises. Biggleswade is a busy market town which is continuing to expand with new residential development to the east side.

The town is bypassed by the A1 dual carriageway to the west side which provides good transport links by road both north and south.

DESCRIPTION

A prominent lock-up shop offering clear open space with toilet and double door rear access, recently refurbished to a high standard.

ACCOMMODATION

External frontage	18.5ft	5.63sq.m
Shop frontage internal	17.62ft	5.37sq.m
Shop depth	35.35ft	10.77sq.m
Total sales area	586sq.ft	55.43sq.m

SERVICES

The property is connected to the mains electricity, water and drainage supplies.

RATES

Rateable value £6400
Rates payable £2931

TENURE

The premises are offered leasehold on a standard commercial insuring and repairing liability lease for a length of term to be agreed by negotiation.

12A High Street Biggleswade SG18 0JL

RENT

£14,750 per annum exclusive

POSSESSION

Upon completion of legal documentation.

LEGAL COSTS

Both parties to bear their own legal costs.

VAT

All figures are exclusive of VAT. Value added tax may be payable and prospective lessees ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

VIEWING

Strictly by appointment with the agents Cliftons 01767 312131 or 600111

EPC

