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Property Consultants: Commercial Agency:
Professional: Surveying Services

FOR SALE Retail Premises

**24 High Street
Biggleswade
Beds SG18 0JL**



Internal Floor Area 694 sq ft ground floor (64.47m²)

- Town Centre location
- Return Frontage
- Basement

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

24 HIGH STREET BIGGLESWADE SG18 0JL

LOCATION

The property faces onto the Market Square in the town centre. The A1 motorway is just a short drive away and the town's railway station is within 5 minutes walking distance with fast and frequent trains into London. Also, within the town as major draws are the Asda and Aldi Supermarkets.

Biggleswade is a busy and expanding market town with a population of about 16,000 and a large catchment aided by the good access afforded by the A1 trunk road which bypasses the town on its west side. There is also the main line railway station within the town.

DESCRIPTION

A prominent retail unit with return frontage to the Market Square occupied by Cancer Research currently occupying the ground floor and basement areas.

ACCOMMODATION

Retail Space	614 sq ft	57.04m ²
Office	80 sq ft	7.43m ²
Basement:		
Room 1	219 sq ft	20.34m ²
Room 2	169 sq ft	15.7m ²
Room 3	135 sq ft	12.54m ²
Kitchen	56 sq ft	5.2m ²
Toilet		

SERVICES

Mains electricity, water and drainage are understood to be connected.

RATES

Rateable value as at April 2023 £18,000.00

PLANNING

The property has continued trading as a A1 retail unit. Any further planning information that might be required should be obtained from the Planning Department at Central Bedfordshire on telephone: 08452 304040

24 HIGH STREET BIGGLESWADE SG18 0JL**TENURE**

The property is offered freehold. The freehold includes a long ground lease for the upper parts at a peppercorn rent.

SALE PRICE

Purchase price inviting interest at £325,000

VAT

Prospective purchasers ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

POSSESSION

Upon satisfactory references, and completion of legal documentation.

LEGAL COSTS

Both parties to bear their own legal costs

VIEWING

Strictly by appointment through the agents, Cliftons on 01767 312131



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