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LEASEHOLD LOCK-UP SHOP PREMISES

**28 HIGH STREET
SANDY
BEDFORDSHIRE SG19 1AQ**



Sales area 405 sq.ft. (37.62 sq.m.)

- Central position
- Opposite public car park
- Busy Market Town

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Company Registration No. 3445835

28 High Street, Sandy, Bedfordshire SG19 1AQ

LOCATION

The property is located towards the north west end of the High Street, nearly opposite the main town's car park and a short distance away from the Market Square. Sandy is an active Market Town situated just off the A1, approximately 42 miles north of London, 8 miles east of Bedford, 20 miles west of Cambridge, 8 miles south of St Neots and 3 miles north of Biggleswade. There is a main line railway station with a fast service into London.

DESCRIPTION

The property comprises a lock-up shop unit with open retail sales area together with a toilet and kitchenette to the rear of the shop.

ACCOMMODATION

Gross external frontage	20'9"	6.32 m
Net internal frontage	18'10"	5.74 m
Shop depth	21'5"	6.52 m
Rear width	18'10"	5.74 m
Retail sales	405 sq.ft.	37.62 sq.m.
Ancillary	61 sq.ft.	5.66 sq.m.

RATING

Rateable value: £5,000.00

Rates payable: £2,110.00

We would advise that applicants ascertain the exact amount of rates payable from Central Bedfordshire Council.

SERVICES

Mains electricity, water and drainage are connected. No tests have been carried out of the services.

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PLANNING

Enquiries regarding planning should be directed to Central Bedfordshire Council Planning Department on 01767 313137. The current use for the property is that of a coffee shop. Class E is considered to be the established use.

TENURE

The property is offered leasehold on what will be a new lease for a length of term to be agreed by negotiation. Normal commercial lease terms to apply with tenant responsibility for repair and insurance.

EPC

Rating C – 53

RENT

£11,750 per annum exclusive

LEGAL COSTS

The incoming tenant to bear all parties' reasonable professional and legal costs.

VAT

Value added tax may be payable on the rent or other charges or payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary, taking appropriate professional advice.

VIEWING

Further information: Cliftons 01767 312131 or 600111.