

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
16 High Street
Sandy
Beds SG19 1AQ



Net Internal Area 226 sq.ft 20.99 sq.m

- **High Street location**
- **New lease term**
- **Rear access**

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

16 High Street, Sandy, Beds SG19 1AQ

LOCATION

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

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 that has two rooms of open space and a small kitchen area. Outside there is rear access and parking for one vehicle.

ACCOMMODATION

External frontage	8.5ft	2.59sq.m
Shop depth	15ft	4.57sq.m
Total sales area	205sq.ft	19.04sq.m

SERVICES

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

RATES

Rateable value £2,800 it is considered the shop would qualify for Small Business Rates relief.

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.

RENT

£7800 per annum exclusive of rates and No VAT

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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

The property has a current Energy Performance Certificate [EPC] with a rating at C which is valid until April 2035.



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