

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 OFFICES

**The Coach House
14A High Street
Sandy
Beds SG19 1AQ**



Net Internal Area 380sq.ft 35.30sq.m

- **Central location**
- **New lease terms**
- **Well-presented accommodation**

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

The Coach House 14A 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 self-contained building with two floors of accommodation. A single room at ground level with a toilet and the first floor a single room open with high ceiling.

ACCOMMODATION

Room 1 ground floor	182sq.ft	16.09m ²
Room 2 first floor	198sq.ft	18.39m ²
Total area	380sq.ft	35.30m ²

SERVICES

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

RATES

Rateable value to be advised

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

£5,500 per annum exclusive of rates.

POSSESSION

Upon completion of legal documentation.

The Coach House 14A High Street Sandy Beds SG19 1AQ

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.

EPC

The property has a current Energy Performance Certificate [EPC] with a rating at D which is valid until April 2033.

VIEWING

Strictly by appointment with the agents Cliftons 01767 312131 or 600111



The Coach House 14A High Street Sandy Beds SG19 1AQ



The Coach House 14A High Street Sandy Beds SG19 1AQ

