

Bridge House  
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## RETAIL PREMISES

60 SHORTMEAD STREET  
BIGGLESWADE SG18 0AP



**NET INTERNAL AREA 130sq.ft. 12.08sq.m**

- Studio style retail unit
- Early occupation
- Street parking

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

Company Registration No. 3445835

## 60 Shortmead Street Biggleswade SG18 0AP

### LOCATION

The property is located to the north side of the High Street and Market Square to the town. The property is almost equal distance from the centre of Biggleswade and the north side connection to the A1 trunk road which is also close to the Sainsbury Supermarket. The shop is part of a double fronted unit fronting onto a busy main road into the centre of the town. Unrestricted parking in the road allows for easy customer access.

Biggleswade is an expanding commuter and market town. In addition to the fast London train connection the A1 bypass is the west side and provides good road connection to the surrounding towns.

### DESCRIPTION

The premises comprise a small lock-up, studio, retail unit which is self-contained and with an external toilet facility.

### ACCOMMODATION

Gross external frontage	12'5"	3.81
Net internal frontage	11.6	3.54
Shop depth	11.67	3.56
Retail sales	130sq.ft	12.08sq.m

### SERVICES

Mains electric and water supply.

*(Please note none of the services have been tested at the present time and no warranty is given with regard to their provision or condition.)*

### PLANNING

The property has been used as part of a larger shop unit with an A1 planning user however further enquiries in respect of planning need to be directed to the Central Bedfordshire Council Tel No: 08452 304040

**60 Shortmead Street Biggleswade SG18 0AP****RATING**

The property has not been assessed for rating but it is envisaged it will be below the small business rates threshold so that on application no rates should be payable. Full details should be obtained from the charging authority Central Bedfordshire District Council.

**TERMS**

The property is offered by way of a new lease on an internal repairing liability with a contribution towards the insurance costs. The length of term and specific conditions to be agreed by negotiation.

**RENT**

£120.00 per week exclusive

**POSSESSION**

Upon completion of legal documentation.

**LEGAL COSTS**

To be agreed.

**VAT**

Value Added Tax may be payable on some of the charges or payments however there is no VAT on the rent itself

**VIEWING**

Strictly by appointment through Cliftons 01767 312131 or 600111.



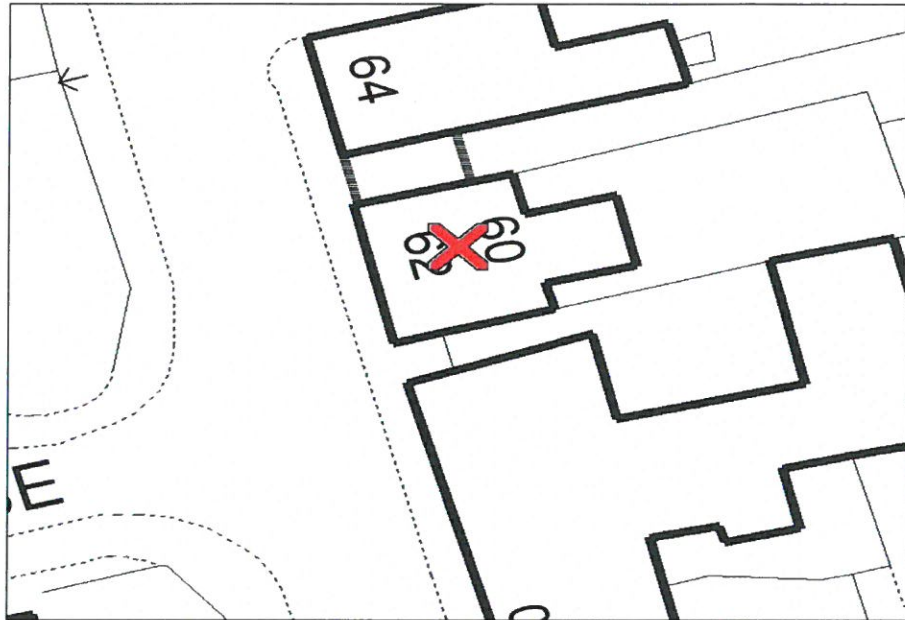
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