





## For Sale

### The Old Dairy, 99 Shortmead Street, Biggleswade, SG18 0BB

 £555,000 for the Freehold

 4,032 Sq Ft / 374.57 Sq M

 A mixed-use Property comprising a ground floor Class E commercial unit extending to approximately 2,759 sq. ft, currently arranged as office space with a fitted kitchen and three W.C.'s. To the rear is a double garage of approximately 946 sq ft, suitable for storage or operational use, together with on-site parking for approximately 12-15 vehicles.

 The first floor comprises a self-contained two-bedroom maisonette extending to approximately 1,273 sq ft, including a principal bedroom with en-suite, second bedroom with walk-in wardrobe, and a Jack and Jill style bathroom. The accommodation also provides an open plan lounge/kitchen area and a Juliet style balcony. Suitable for owner-occupiers or investors seeking a combined commercial and residential asset.



## The Old Dairy, 99 Shortmead Street, Biggleswade, SG18 0BB

### Location

The Property is located on Shortmead Street, a well-established commercial and residential area within Biggleswade town centre. The location provides convenient access to the A1, offering strong road connectivity to London to the south and the wider national motorway network. Biggleswade railway station is within close proximity, providing direct services into London King's Cross, making the Property well positioned for both local and commuting occupiers. The surrounding area comprises a mix of retail, office and residential uses, supporting a range of business and living requirements

### Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

### Accommodation

Ground Floor (Commercial unit) : 2,759 Sq. Ft.

First Floor (Two-bedroom maisonette) : 1,273 Sq. Ft.

Total Area : 4,032 Sq. Ft.

### Rates

Rateable Value TBC . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is TBC

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:



**Sean Sumbillo**

[sean.sumbillo@stimpsonseves.co.uk](mailto:sean.sumbillo@stimpsonseves.co.uk)

**Tel:** 01582 957591 | **M:** 0795 523 1668



**Joanne McGirl**

[joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

**Tel:** 01234 341 311