

TO RENT

**31 High Street
Sandy
Bedfordshire SG19 1AG**



Floor Area 322sq.ft 30m²

- Purpose built property 1990
- Central location
- May sell

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

Company Registration No. 3445835

31 High Street, Sandy, Beds SG19 1AG

LOCATION

The premises are centrally located in Sandy adjacent to the Town car park. The Market Square is just to the north and the High Street is immediately adjacent to the car park. Sandy is a thriving market town with a main line railway station to London. The A1 bypasses Sandy to the west side and is an important communications link to the town.

DESCRIPTION

The premises are purpose built a single storey building that has been used as a veterinary surgery with the public car park immediately adjacent. The building is of a standard modern construction appropriately fitted out ready for occupation. The accommodation comprises an entrance lobby, reception, toilet and surgery.

ACCOMMODATION

Gross internal floor area	322sq.ft	30m ²
[currently divided]		

SERVICES

Mains electricity, water and drainage are connected. The heating is from electric night storage heaters.

(No tests have been carried out to any of the services and no warranties are provided as to their serviceability)

RATES

Current rateable value from April 2026 is £4,950.

PLANNING

The property has operated as a veterinary premises for many years and is understood to be in compliance with planning requirements. A purchaser should satisfy themselves as to the planning category for the property and that the premises fall within the use required by Central Bedfordshire Council planning.

TENURE

A new lease is available on terms to be negotiated. The property is presently vacant.

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RENT

£100 per week

RATES

Current Rateable value £4.,950

POSSESSION

Upon satisfactory completion of legal documentation.

LEGAL COSTS

Both parties to bear their own legal costs.

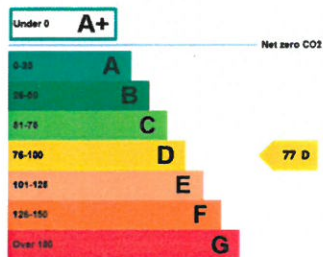
VAT

The purchasers should satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

EPC

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VIEWING

Viewings are to be strictly by appointment with Agents Cliftons 01767 312131.