

RETAIL PREMISES TO LET

**5 High Street
Biggleswade
Bedfordshire SG18 OJE**



Net sales area 515 sq.ft. (47.84 sq.m.)

- **Prominent position**
- **Long shop frontage**
- **Cellar workshop area**

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5 High Street, Biggleswade, Beds.

LOCATION

The property is located at the western end of the High Street near the junction with Shortmead Street on what is a prominent corner. Biggleswade is a busy and expanding market town with a population of about 16,000 and large catchment area aided by the good access afforded by the A1 trunk road which bypasses to the town on its west side. There is a railway station with connection to the London to Edinburgh service

DESCRIPTION

The property comprises a lock up retail unit with generous frontage narrowing to the rear. Also at the rear is the kitchen and toilet. There is a side passage which gives separate external access and this is shared. A cellar room is accessed from the shop and has a separate outside access if required.

ACCOMMODATION

Total external frontage	32.1sq ft	9.78m
Net internal frontage	30sq ft	9.14m
Shop depth	38.2sq ft	11.61m
Total net internal areas	515sq.ft	47.84sq.m
Ancillary floor area	21sq.ft	1.95sq.m
Basement	208sq.ft	19.32sq.m

SERVICES

Mains electricity, water and drainage are connected. No tests have been carried out.

RATES

Current rateable value as from 01.04.26 - £11,000

5 High Street, Biggleswade, Beds.

RENT

£12,000 pa exclusive

POSSESSION

Upon legal completion of documentation.

TENURE

The premises are offered by way of a new lease on a term to be agreed, with a standard insuring and repairing liability to the tenant.

PLANNING

The property is presently used as a cafe. Further enquiries should be made of the local planning authority at Central Bedfordshire Council on Tel: 08452 304040.

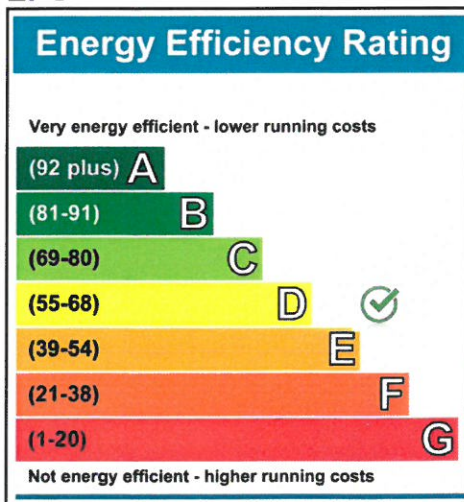
VAT

The rent will not attract VAT tax.

LEGAL COSTS

The ingoing tenant will be responsible for both parties' legal costs incurred in the transaction.

EPC



5 High Street, Biggleswade, Beds.

VIEWING

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

