

To Let Village Business Premises



**Barn D West. Dixies Yard, High Street,
Ashwell, Hertfordshire. SG7 5NT**

**Rent. £10,000 Per Annum
inclusive of service charges**

Unrivalled in property since 1922

Sales & Lettings, Commercial Property, Land, New Homes and Property Management.
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.
Directors: John Hilditch, Heather E Hilditch, Alan Hilditch and Derek Hilditch.
Head office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH.
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire, SG6 2TU.



In Brief:

Set within a courtyard of similar styled residential and commercial units this former barn has been reconfigured to facilitate any profession business looking for office space which presents a professional image in a village location.

The village of Ashwell provides a number of amenities including a bakery, convenience store, café and three pubs – all within a few minutes' walk of the premises.

The premises are about 521 Sq. Ft (GIA) comprising of a front office/retailing space of about 290 Sq. Ft., a further side room of about 106 Sq. Ft. and ancillary space of kitchen area, toilets and storage. Above on the first floor is a boarded loft area for storage.

The premises have 2 allocated parking spaces, are heated by electric wall heaters and has an alarm system.

Terms: Available on a new internal repairing and decorating lease for a 3 or 5 year term.

Rent: Paid quarterly in advance with a rent deposit equivalent to 1 quarters rent being held by the landlord. Plus, Vat if applicable.

Use: We understand the user class is 'E' and ideally suited to office or professional users. No Food or Hair/Beauty uses will be considered.

Insurance: Buildings insurance is included in the rent.

Rates Tenant to pay all own rates. The VOA provide a ratable value of £5,400

Utilities: Tenants to pay all and own utility charges

VAT: All fees and prices are quoted exclusive of VAT

Costs: Each party to pay their own.

EPC: TBC

Referencing: A letting will be subject to satisfactory referencing taken up by the agent for which there is a non-refundable charge payable by the proposed tenants.

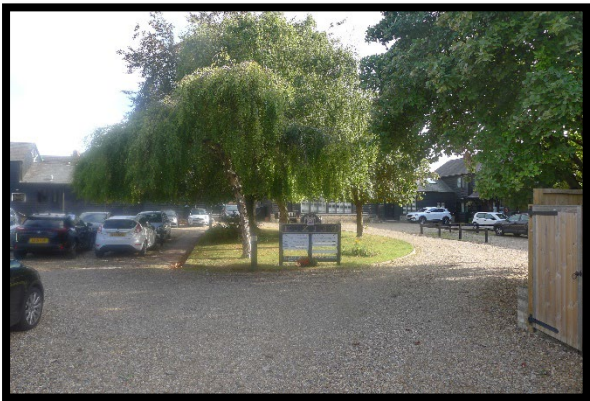
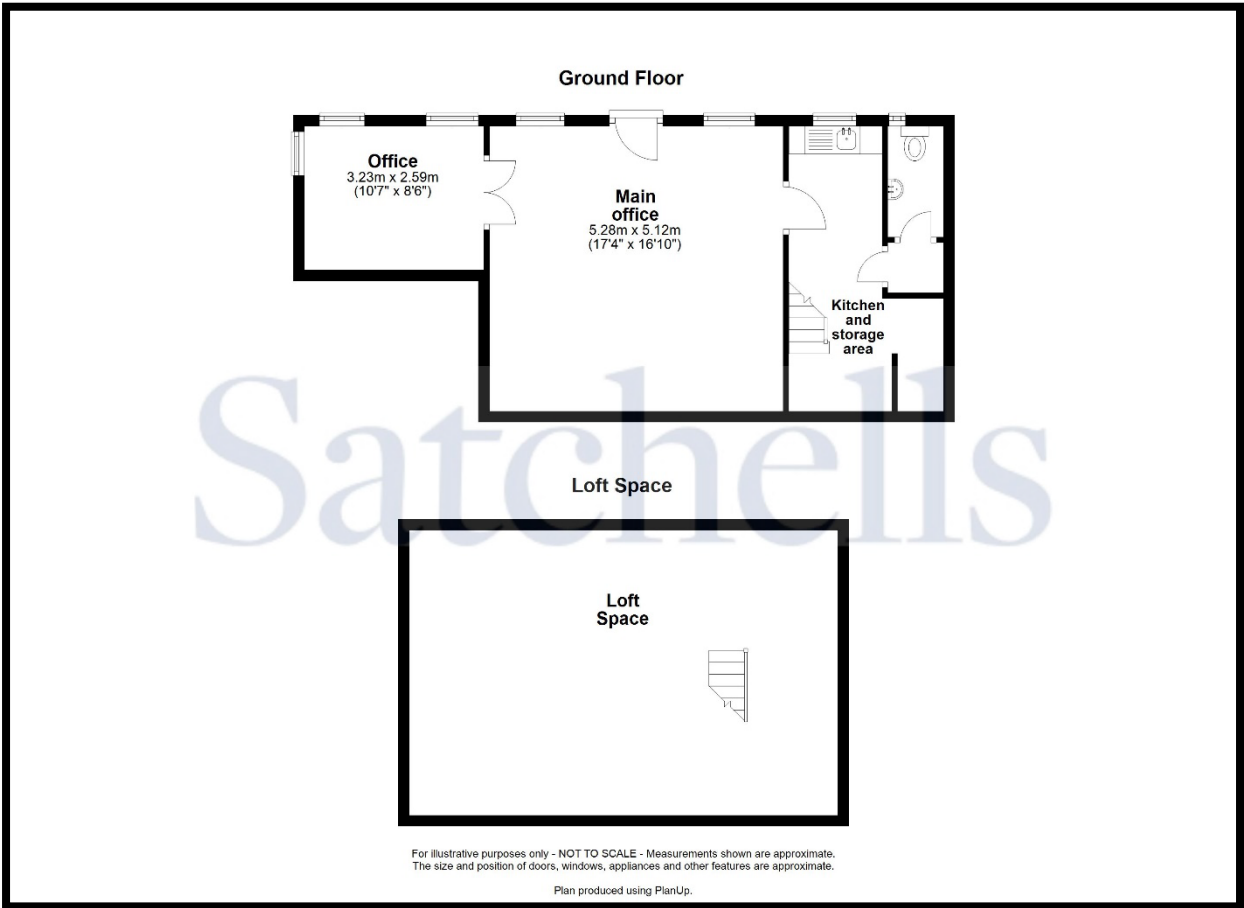
Viewing: By appointment only via Satchell 01462 600900

Agents Notes: The previous tenants were offices users and as such are willing to sell their desks and some other office equipment to any tenant looking to occupy.

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Draft details not yet approved by clients and could be subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.

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