

For Sale by Auction Investment opportunity or to occupy



**24 High Street Biggleswade
Bedfordshire. SG18 0JL
Guide Price: £225,000 - £275,000**

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.



Retail shop located in the town centre with good passing trade and return window display.

In Brief: Located on the high street this lock up shop offers an open plan retailing area with stock rooms and access to basement rooms providing storage and or office space. Kitchen and toilet. Over all the premises is approximately 1,437 Sq. Ft. (Net) with the retailing area about 676 Sq. Ft.

Tenure: Freehold. With lease granted to the residential units above. Expiry date: 18-09-3016 with zero ground rent.

EPC: Rated 'C' valid until 26th June 2035

Rates: The VOA website provides a rateable value of £19,500

VAT: All prices quoted exclusive of VAT

Viewing: By appointment in the first instance via Satchells.

Sale by Auction: Working in partnership with 'THE PROPERTY AUCTION GROUP' all interested parties wishing to make a bid will be referred to our partner agent. You can register to bid on the property and see further guidance and terms of buying through an auction on the 'THE PROPERTY AUCTION GROUP' website. www.thepropertyauctiongroup.co.uk

To see the listing on the 'PROPERTY AUCTION GROUP' website and register please see the link below.

<https://www.thepropertyauctiongroup.co.uk/property/dwr000402/sg18/biggleswade/high-street/other/1-bedroom>

Buyer's Premium: £5,000 + VAT. £6,000 including VAT.

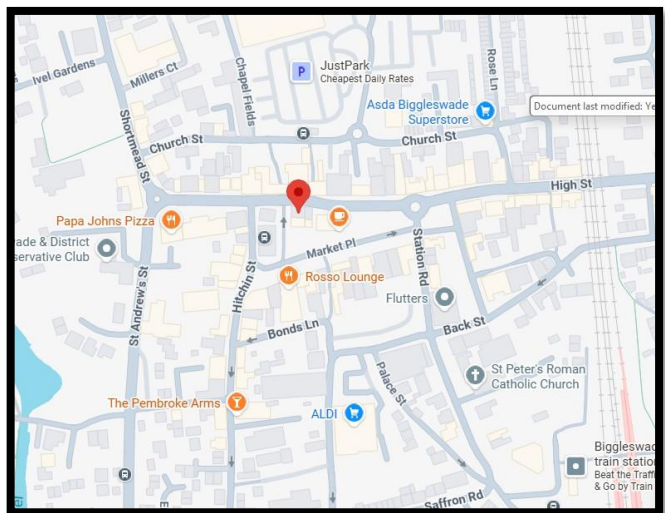
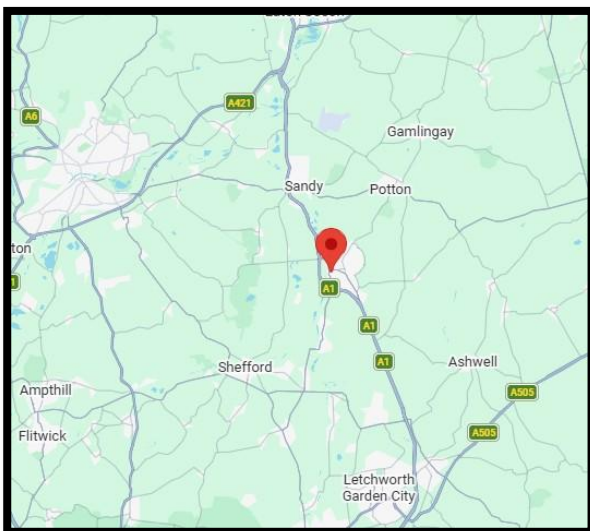
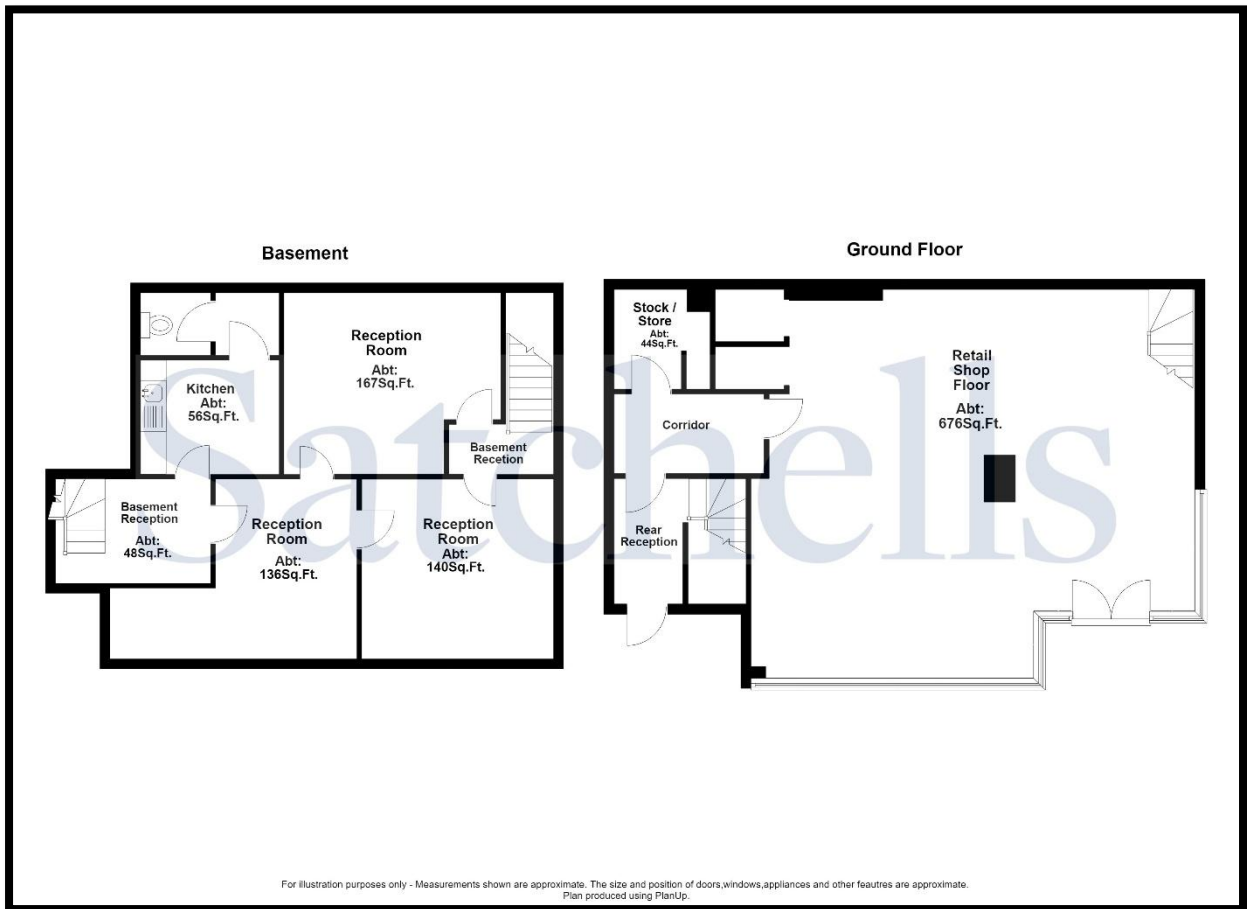
Potential Tenant: The current owners advise of interest of prospective tenant with a draft lease in the region of £25,000. For further information, please contact Satchells.

AML/ID: As agents, we are legally required to verify the identity of all individuals and companies, along with their sources of finance, for any sale, purchase, lease, or licence arranged through us. All clients therefore are required to complete a company and personal ID/AML/Sanctions check via our third-party provider. Costs range from £35–£60 plus VAT per person, depending on the client and company structure involved.

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Draft particulars subject to change.

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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.

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