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Property Consultants: Commercial Agency:  
Professional: Surveying Services

# TO LET

## Retail Premises

10 High Street  
Biggleswade  
Beds SG18 0JL



**Internal Floor Area 1,399 sq.ft. (129.96 sq.m.)**

- Town Centre location
- Rear access
- Parking on site

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A list of directors and chartered surveyors is available from the registered office.  
Company Registration No. 3445835

**10 HIGH STREET BIGGLESWADE SG18 0JL****LOCATION**

The property stands within the High Street in the main retail area of the town close to the Market Square. Within the town Asda and Aldi act as major draws.

Biggleswade is a busy and expanding market town with an increased population and a large catchment aided by the good access afforded by the A1 trunk road which bypasses the town on its west side. There is also a main line railway station within the town.

**DESCRIPTION**

A lock-up shop which has been trading as a high quality art retailer. There is rear access for loading. A prominent shop frontage with clear floor space together with a short return for the entrance. Kitchen area and toilet facilities at the rear of the unit.

**ACCOMMODATION (Approximate Dimensions Only)**

External shop frontage	29ft.	10.66 m.
Internal frontage	27ft.	4.67 m.
Shop depth	51ft.	15.24 m.
Retail sales	1305 sq.ft.	120.00 sq.m.

**SERVICES**

Mains electricity, water and drainage are connected at the premises. (No tests have been carried out.)

**RATES**

Rateable value      £19,000

*This information has been obtained from the Valuation Office website and is a guide only. Prospective tenants are advised to make their own enquiries with the appropriate charging authority*

**PLANNING**

The property has continued trading as a A1 retail unit. Any further planning information that might be required should be obtained from the Planning Department at Central Bedfordshire on telephone: 08452 304040

## 10 HIGH STREET BIGGLESWADE SG18 0JL

### TENURE

The premises are offered by way of an assignment with 4 years remaining on the existing lease.

### RENT

£22,500 exclusive

### VAT

Prospective lessees ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

### POSSESSION

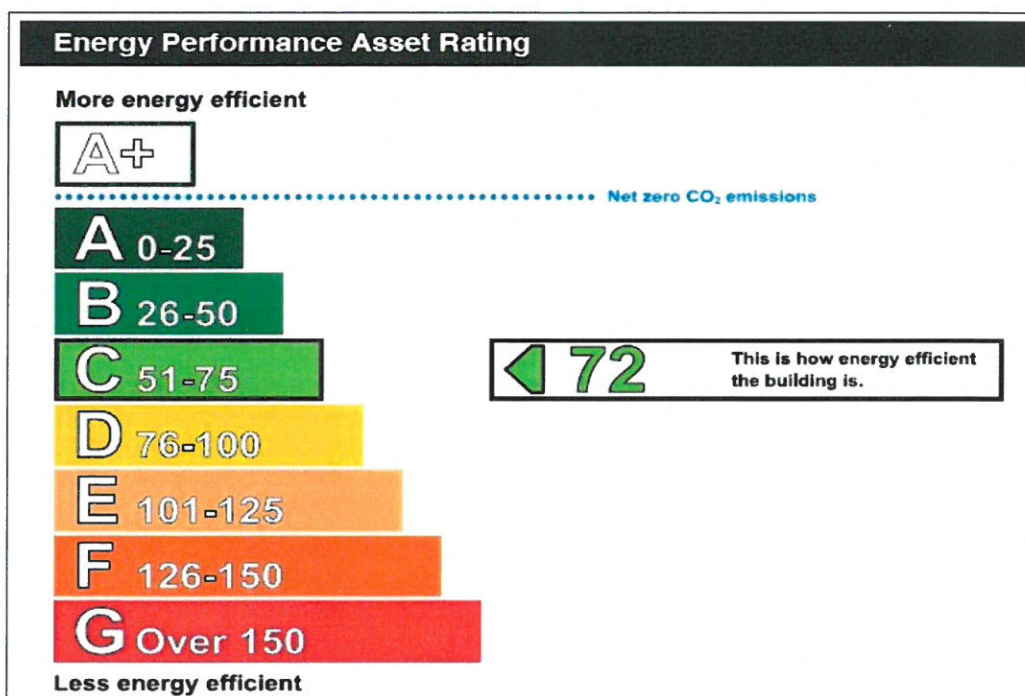
Upon satisfactory references, and completion of legal documentation.

### LEGAL COSTS

Both parties to bear their own legal costs

### VIEWING

Strictly by appointment through the agents, Cliftons on 01767 312131





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