

Prime Retail Unit
Approx. 223.78 sq m (2,409 sq ft)

**AITCHISON
RAFFETY**



63 High Street, Biggleswade SG18 0JH

To Let/For Sale

- Prime trading position with prominent retail frontage
- A1 & A2 permitted use. May suit other uses subject to planning permission
- Large ground floor sales area and rear storage
- First & second floor offices / storage / staff areas
- Basement storage
- Substantial rear yard plus 5 parking spaces



RICS



INVESTORS IN PEOPLE



T: 01462 434455

Email: Hannah.niven@argroup.co.uk

www.argroup.co.uk

17b Hermitage Road, Hitchin, Hertfordshire SG5 1BT

63 High Street
Biggleswade
Bedfordshire
SG18 0JH

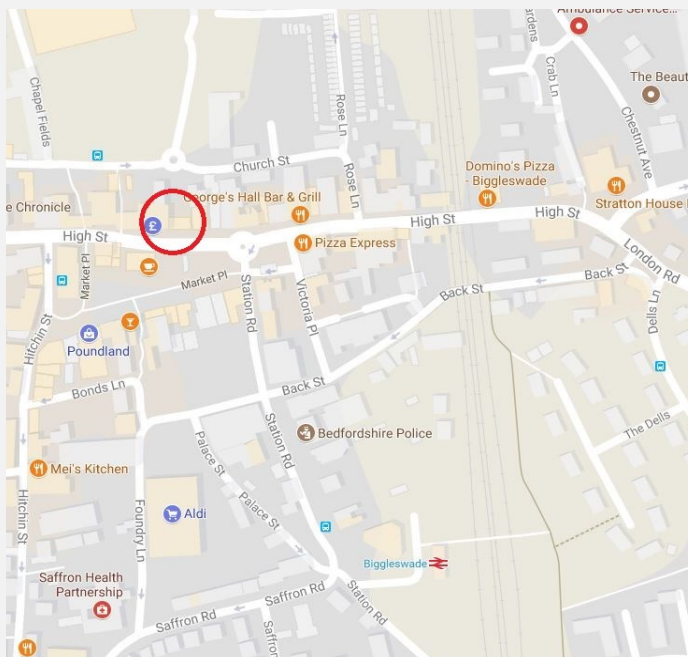


Description

The premises comprise a character mid terraced Grade II listed building previously used as a bank with a large retail area with storage behind and offices/staff/storage to the first and second floors. There is basement storage together with a large rear yard with 5 parking spaces behind. The property would suit a variety of uses subject to planning permission including as a restaurant or offices.

Location

The premises occupy a prominent position on Biggleswade High Street opposite Pizza Express and close to its junction with Rose Lane. Other nearby occupiers include Barclays Bank, Lloyds Pharmacy as well as a number of other established retailers and restaurants.



Floor Area

The approximate net internal floor areas are:

Ground Floor	1,302 sq ft	120.95 sq m
First Floor	517 sq ft	48 sq m
Second Floor	<u>590 sq ft</u>	<u>54.83 sq m</u>
Total	2,409 sq ft	223.78 sq m
<i>Basement</i>	<i>Not measured</i>	

Rental/Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£37,500 per annum exclusive**.

Sale

The freehold interest is available at a quoted price of **£450,000**.

Business Rates

From verbal enquiries we understand the property has a rateable value of £24,250 with rates payable in the order of **£11,300 per annum**.

Energy Performance Rating

Assessment awaited

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents. Aitchison Raffety— 01462 434455 Hannah.niven@argroup.co.uk & 01727 843232 Matthew.bowen@argroup.co.uk

IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding.