DUNCAN WELCH & Co

01582 725302

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Duncan Welch & Co
Peterson House
2a Tennyson Rd
Luton
Bedfordshire
LU1 3RT

16/18 HITCHIN STREET
BIGGLESWADE
BEDFORDSHIRE
SG18 8AX

SUBSTANTIAL RETAIL PREMISES
(NO ALTERNATIVE USES WILL BE CONSIDERED)

4,556 SQ FT (423m2)
TO BE LET

LOCATION

Biggleswade is an attractive historic market town situated just off the A1, approximately 50 miles north of London, 11 miles south east of Bedford and 17 miles south west of Cambridge.

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) That particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Duncan Welch & co has any authority to make or give any representation or warranty whatsoever in relation to this property. Price and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

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DESCRIPTION

The premises are situated within a good secondary town centre location, occupying a prominent position at the corner of Hitchin Street with Mill Lane.

The property comprises the ground floor of a two storey building constructed in 1986. It benefits from window frontage to Hitchin Street and a good return frontage to Mill Lane.

Internally the unit is mainly of open plan design with two WC's and a kitchenette. There is a roller shutter loading door to the rear elevation of 7ft 11ins (H) x 9ft 9ins (W).

Externally there are 6 car parking spaces available in the car park to the rear.

USER

The property has permitted use as Class E(a) (retail). No other uses will be considered.

LEASE

The premises are available on a new lease for a term to be agreed.

RENTAL

£25,000 per annum exclusive.

VAT

VAT is **not** applicable to the rental in this instance.

BUSINESS RATES

We are given to understand that the premises have a current gross rateable value of £33,500 with effect from 1st April 2023.

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VIEWING

By appointment via agent: -

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