



FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE SHOP TO LET FULLY FITTED



18 MARKET SQUARE, BIGGLESWADE, SG18 8AS

LOCATION

Biggleswade is a busy Bedfordshire market town which is continuing to expand with new residential development.

The property is located in a prime position on Market Square and in close proximity to the High Street area of the town being the main retail heart of Biggleswade. There is good central parking available. The railway station is within easy walking distance and this provides a fast rail service to London in about 40 minutes.

The property is adjacent to **Card Factory** and **Yours Clothing**. Other multiple retailers nearby include **Specsavers**, **Lloyds Pharmacy**, **Subway** and **Poundland**.

ACCOMMODATION

The premises provide superb retail accommodation with the following approximate dimensions and areas:-

Gross Frontage:	26'7"	8.10 m
Internal Width:	23'8"	7.21 m
Shop Depth:	100'8"	30.68 m
Ground Floor:		
Sales	2,322 sq ft	215.72 sq m
First Floor:		
Staff/Stock	1,304 sq ft	121.14 sq m
Rear Yard		
	4 car spaces	

The property has the benefit of the former tenant's floor finish, ceiling, wall coverings and lighting.

TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental of **£35,000 pax** (plus VAT if applicable), subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £28,000 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

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SUBJECT TO CONTRACT

August 2020

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RETAIL



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