

TO LET

474 Sq Ft (44.03 Sq M)

- Prominent Position on Hitchin Street
- Traditional Style Retail Premises Suitable for a Variety of Uses.
- Applicable for Small Business Rates Relief

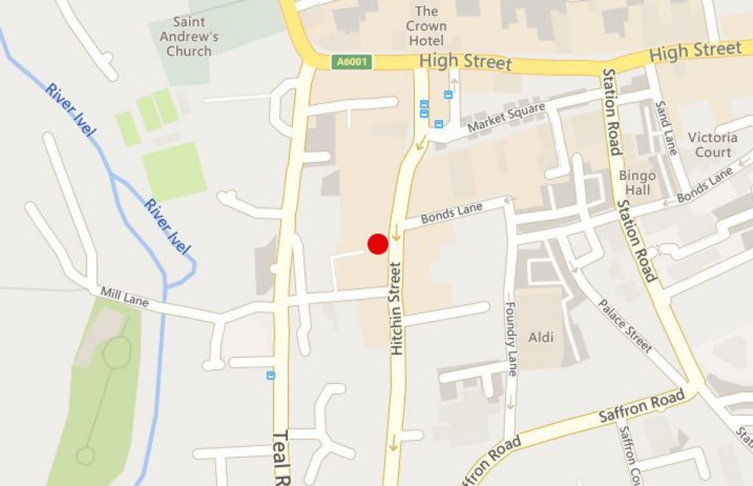


12 Hitchin Street

Biggleswade, SG18 8AX

Contact: Joshua Parelo or Charlotte Beard
Tel: **01234 905128**
eddisons.com





Location

- Prominently situated on Hitchin Street, one of Biggleswade's principal commercial thoroughfares, within a short walk of the town centre and its wide range of retail, leisure and banking facilities.
- Excellent transport connectivity, with Biggleswade railway station within easy walking distance, whilst the A1 is only a short drive away.
- Well-established mixed commercial location, surrounded by a variety of independent retailers, national occupiers, cafés and professional services, benefiting from strong pedestrian footfall and convenient access to nearby public car parks and amenities.

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Google Maps

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Description

- Former Gunns Bakery with an attractive traditional shop frontage and a spacious open plan retail area suitable for a variety of uses.
- Rear kitchenette, WC and separate rear access providing convenient loading facilities and access from the adjoining car park.
- Landlord will consider refurbishment works or offer incentives to allow an occupier to undertake their own fit-out.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £12,500 per annum. VAT is not payable.



Accommodation (Net Internal Area*)

Total	44.03 SQ M	474 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC rating of C – 52

Business Rates: The rateable value is £7,700.
For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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