

Town Centre Retail Unit

27 Hitchin Street, Biggleswade, Bedfordshire, SG18 8BE

TO LET

1,841 SqFt (171.02 m²)



LOCATION

The property has a mid-terrace and pavement-lined position on Hitchin Street in Biggleswade town centre. It is approximately 110m from the Market Place and 158m from the High Street. All town centre amenities are within proximity, including shops, eateries, pubs, banking, supermarkets and public parking.

DESCRIPTION

The property is attractive in nature and benefits from the following:

- Large sales area.
- 2x rooms to the rear.
- Kitchenette.
- Single WC.
- Double timber shop front.
- Suspended ceiling.
- Spotlighting.
- Fire exit (potential for rear deliveries).

The property is arranged over a split-level ground floor and comprises of the following:

Component	SqFt	M ²
Sales Area	1,622	150.70
Rear Room 1	63	5.88
Rear Room 2	97	9.00
Kitchenette	59	5.44
WC	Nil	nil
Net Internal Area	1,841	171.02

TERMS

The property will be available from June 2025 upon a new effective full repairing and insuring lease for a term to be agreed and at a rental of **£15,000** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £9,800 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate if applicable.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd. www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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