

# 48 HIGH STREET

Biggleswade, Beds  
SG18 0LJ



**RETAIL UNIT**

**TO LET**

**538 sq ft (50.05 sq m)**

**Brown&Lee**  
Chartered Surveyors

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## Location

The unit is located at the eastern end of the High Street adjacent to the junction of Rose Lane which provides access to the Asda supermarket. The property is a short walk from the main Market Square and prime retail area within the town with many national and local retailers.

Biggleswade is an expanding market town located off the A1(M) approximately 15 miles north of Stevenage and equidistant between Milton Keynes to the west and Cambridge to the east. Rail services to London Kings Cross are available from Biggleswade Station with a travel time of approximately 40mins.

## Description

The property is a ground floor lock-up retail unit with parking for one car at the rear which is accessed off Back Street and Victoria Terrace. The parking area is raised from the main shop area and is accessed via a set on stairs to the rear of the shop.

The main retail area to the front has good floor to ceiling height and is fitted with suspended ceiling and recessed lights. Beyond the retail area there is a small corridor and store area which leads to a kitchenette and wc.

## Accommodation

Total approximate area	538 sq ft	50.05 sq m
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## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

There is a service charge payable for upkeep and maintenance of the common areas.

## Rental

Offers in the region of £13,500 per annum, exclusive for current A1 use.

A change of use for the unit may be possible to A3/A5 subject to obtaining all the necessary consents and permissions. Rent on application.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £9,600. The UBR for 2020/21 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.



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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.  
All prices and rentals are quoted exclusive of VAT | Regulated by RICS

