



Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1HX
Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

To let Business Premise's Gross area about 650 sq. ft



**11 Hitchin Street,
Biggleswade,
Bedfordshire, SG18 8AX
Rent: £12,500 pa.**



Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.
Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH

Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch ARLA, and Derek Hilditch AICBA



Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978 Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth, Hertfordshire. SG6 2TU

Located just off the Market Square where the street scene has recently been refurbished to give some pedestrianised priority over one way through traffic whilst allowing short stay roadside parking in Hitchin Street. Other shopper parking nearby; whilst the bus and railway stations are also within easy walking distance.

- The premises:** Shop frontage of about 14ft (narrowing to the rear) with recessed door and window displays, primary retail depth of about 30 ft with door through temporary partition wall (easily removed) to secondary retail/storage about 10'6 deep. Then access through to WC, kitchenette and storage. Gross area about 650 sq. ft. Rear door to enclosed yard with gated access for services. The shop front has roll down shutters to door and windows for out of hours security.
- Tenure & Terms:** A lease, outside the LL& T Act, at an initial rent of £12,500 on IRI terms. The length of the new lease to be negotiated but say for 10 to 15 years with a 5-year rent review pattern.
- User:** From 1st September 2020 the user class will be 'E' which includes 'shops' (formerly A1), 'financial and professional services' (formerly A2) and 'café or restaurant (formerly A3), all of which would be acceptable to the Landlord. The Landlord may also consider a hot food takeaway which becomes Sui Generis (was A5) subject to the tenant obtaining planning permission.
- RV:** £8,400 (if this is your only shop you will likely qualify for full rates relief)
- EPC:** Rated 'D'. For more details request a copy or inspect the Register under ref. 0296-0547-8730-8500-4503.
- VAT:** The Landlord is VAT registered and VAT will be charged on the rent.
- Costs:** Each party to pay own legal and agents costs.
- Viewing:** By appointment. Please call Satchells on 01462 600900 or John Hilditch on 07900 570 325 to arrange.

Draft Particulars not yet approved by our clients and may be subject to change

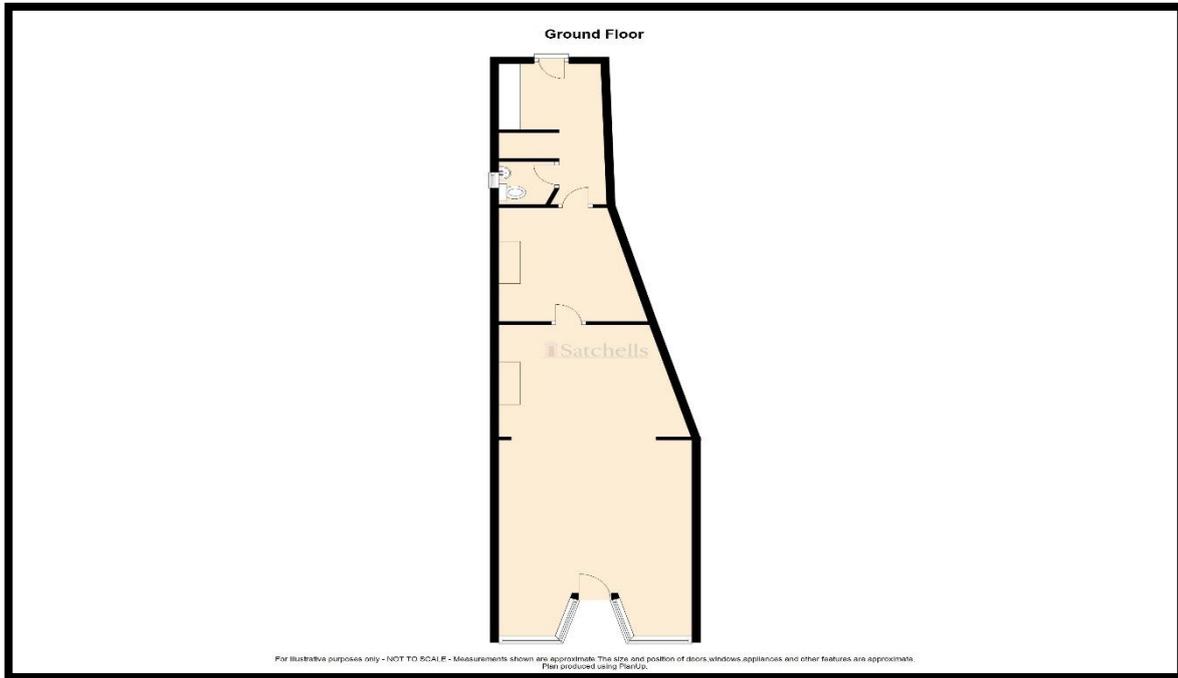
These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease.



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