

# TO LET



## 2A High Street, Sandy, Beds, SG19 2HH

710 SqFt (66 SqM)

£15,000 Per Annum Exclusive

### Retail Units To Lease In Sandy Town Centre

- Open Plan Retail
- New Shop Front
- Newly Decorated Shell Fit Out
- Town Centre Location

Location

The premises are located on the High Street Sandy. Centrally positioned opposite the market square and adjacent to the Co-op, Dominos and other local businesses such as a dentist, bakery, beauticians and general retailers. The town provides various free parking and has easy access to the A1 and neighbouring towns of Biggleswade and Bedford.

Description

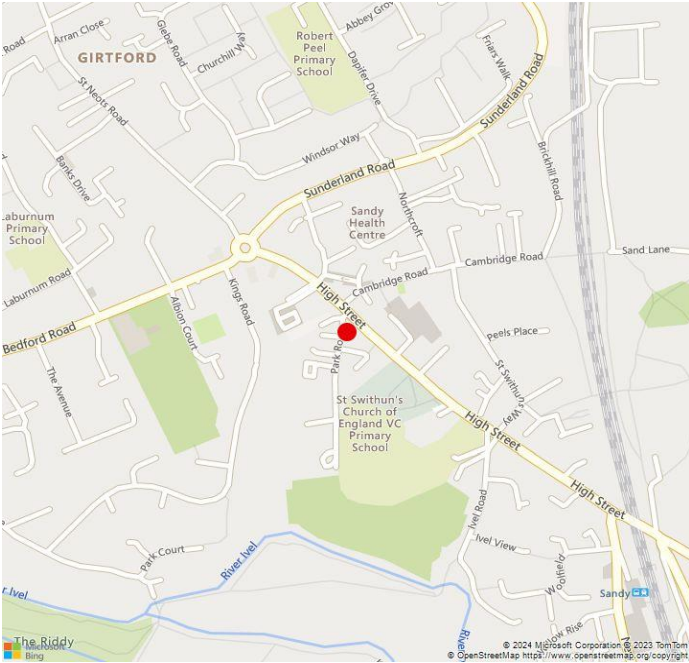
Planning permission is currently being sought to convert this former bank in the heart of the town into two separate retail units. It is estimated that the units will be ready in approximately November 2024 and will be refurbished to a shell fit out. Interested tenants have the opportunity to be involved with the landlords fit out, or to take on the whole unit if desired as consideration will be given to letting as one unit. Please refer to floor plans for indicative layout and speak to the agent for further details.

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £15,000 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.



Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 6<sup>th</sup> Edition.

Accommodation	Sq. M	Sq. Ft
Ground Floor	66.0	710
Total	66.0	710

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable Value – £TBC.  
Interested parties are advised to contact the relevant Local Authority.

EPC

This property's energy rating is C- 67.

Viewings

For viewings and further information please contact:

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