

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

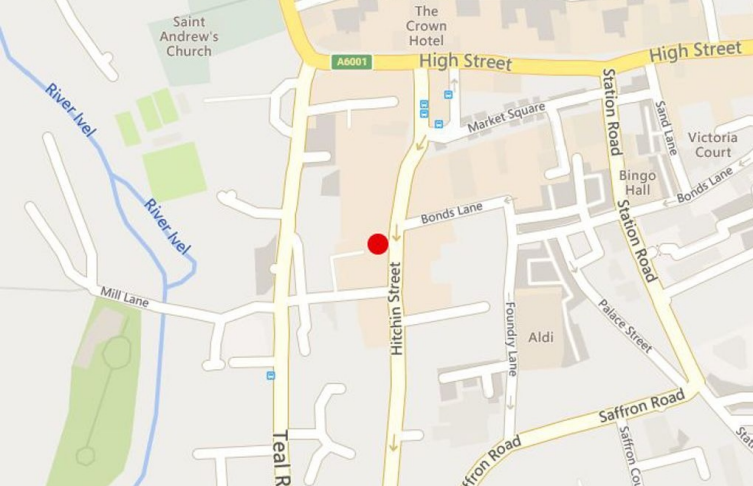


12 Hitchin Street

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.

/// what3words

///feel.rebel.sigh

Google Maps

Click here



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
-------	------------	-----------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

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:

JOSHUA PARELLO
[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

CHARLOTTE BEARD
[07990 048182 charlotte.beard@eddisons.com](mailto:charlotte.beard@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.