

FOR SALE - Former Conference Centre



The Former Conference Centre
The Meadows
Sandy
SG19 1NA

Existing Conference Centre
with Development Potential
(Subject to Planning).

7,387 sq ft on 2.65 acres (with
potential for additional 5 acres amenity land)

- Prominent Location Beside A1
- Existing Conference Facility
- Frontage To River Ivel
- Generous Car Parking

Location

The premises are located just off the A603 in close proximity to the roundabout junction with the A1 providing a main route to the South via M25 (33 miles) and the North via Peterborough (36 miles). Milton Keynes via the A421 is approx 24 miles and J13 M1 is 16 miles.

Sandy benefits from a mainline railway station with access to Kings Cross in approx 55 mins and to Peterborough in 30-35 mins.

Description

The site provides an existing two storey building on stilts with historically, a commercial kitchen and bar at first floor level along with wc accommodation and meeting rooms, whilst at second floor, additional meeting rooms are provided.

There is an historic lift from the ground level car park to the first floor level. The site is bounded to one side by the A1 and to the other by the River Ivel and car parking surrounds the existing structure and extends into the surrounding site.

There is potential to also acquire the 5 acre neighbouring amenity land, which is provided access currently for grazing to the perimeter of the subject.

Terms

Offers are invited on a conditional or unconditional basis for the freehold title with the benefit of vacant possession, either for the Former Conference Centre site alone or in conjunction with the neighbouring amenity land.

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VAT

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

Accommodation

GIA – Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard, 2nd Edition.

Accommodation	Sq M	Sq Ft
First Floor	473.33	5,094
Second Floor	<u>213.06</u>	<u>2,293</u>
TOTAL	<u>686.39</u>	<u>7,387</u>

The Site Area extends to **2.65 acres** (1.072 hectares). The additional amenity land extends to approx. 5 acres (2.023 hectares).

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

EPC

TBA

Business Rates

Rateable Value - £TBA

Interested parties are advised to contact the relevant Local Authority.



VAT

VAT will be payable.

EPC(s)

Available on request.

Viewings

Strictly by appointment only.

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