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Investment - FOR SALE

Eddisons



**14 & 14A AND THE COACH HOUSE, HIGH STREET, SANDY
BEDFORDSHIRE SG19 1AQ**

Price: £450,000

Size: 2,451 sq ft (227.72 sq m)

- High Street retail premises – vacant
- First floor beauty clinic
- Rear coach house office and car parking – vacant
- Residential conversation opportunity (STP)

LOCATION

Sandy is a traditional market town with a current population of approximately 10,000 and is located 45 miles north of London, 8 miles east of Bedford and 4 miles north of Biggleswade. The A1 passes the town to the west providing excellent north/south communication and there is a mainline railway station with frequent services to London (St Pancras International).

14 High Street is prominently located in Sandy town centre, opposite the Shannon Court retail development and only a short distance from the town centre crossroads and car parking areas.

DESCRIPTION

A prominently located double fronted High Street retail unit with separately accessed first floor beauty clinic, and a separate detached coach house building to the rear.

The property offers an attractive investment opportunity with the option to generate 3 separate income streams and potential conversion to alternative uses including residential (subject to planning).

The ground floor retail unit extends to approximately 629 sq ft of sales area with a series of ancillary stockrooms, WC and staff kitchen facilities at the rear. There is also a cellar.

The first floor is separately accessed by way of a side entrance and comprises a series of pleasant rooms accessed off an open landing, in total equating to approximately 884 sq ft (82.11 sq m) with a WC and kitchen facility towards the rear.

The coach house is a separate detached building comprising a ground floor office approximately 180 sq ft with a separate ground floor WC with stairs leading to an open plan first floor providing a further 190 sq ft office space. The premises are well presented and would suit alternative commercial uses such as offices and also residential conversion (STP).

The passageway to the side of the shop, also links through to the rear car park where there is parking for up to 3 vehicles.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

14 High Street (shop)

Retail Area	629 sq ft (58.43 sq m)
Stock Room/Stores/cellar	510 sq ft (47.42 sq m)
Kitchen	<u>111 sq ft (10.31 sq m)</u>
Total NIA	1,250 sq ft (116.16 sq m)

14a High Street (beautician)

First Floor Clinic and Reception Areas	<u>884 sq ft (82.11 sq m)</u>
Kitchen and WC	
Total NIA	884 sq ft (82.11 sq m)

The Coach House (office)

Ground Floor Office	180 sq ft (16.68 sq m)
Ground Floor WC	
First Floor Offices	<u>190 sq ft (17.65 sq m)</u>
Total NIA	317 sq ft (29.45 sq m)

Combined Total NIA

2,451 sq ft (227.72 sq m)

**All measurements are approximate.*

PRICE

£450,000 for the freehold interest.

VAT

We understand that VAT will not be charged on the price.

RATES

We understand from internet enquiries made from the VOA website that the property has the following Rateable Values:-

14 High Street (Retail)	£11,000
14a High Street (Beauticians)	£6,600
Coach House (Offices)	£4,350

We understand for the year commencing 1 April 2024 rates will normally be charged at 56.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

For more information, visit eddisons.com
T: 01480 451578

Important Information

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RENT SCHEDULE

14 High Street <i>Vacant – ERV</i>	<i>£14,700 pa</i>
14a High Street Ms B Hutchinson t/a The Beauty Spot	£10,300 pa
The Coach House <i>Vacant - ERV</i>	<i>£6,000 pa</i>
Current Rent Received	£10,300 pa
Estimated Rental Value Total	£31,000 pa

LEASE TERMS

Mrs B Hutchinson T/A The Beauty Spot has recently renewed her lease for a term of 3 years from 22 November 2022.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

EPC

The property has the following EPC's:

- 14 High Street – C (67)
- 14a High Street – C (67)
- Coach House – D (84)

A copy of the EPCs are available from the agent.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs
PE29 3YH
Contact: Stephen Power / Joseph Bowman
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14a High Street – The Beauty Spot



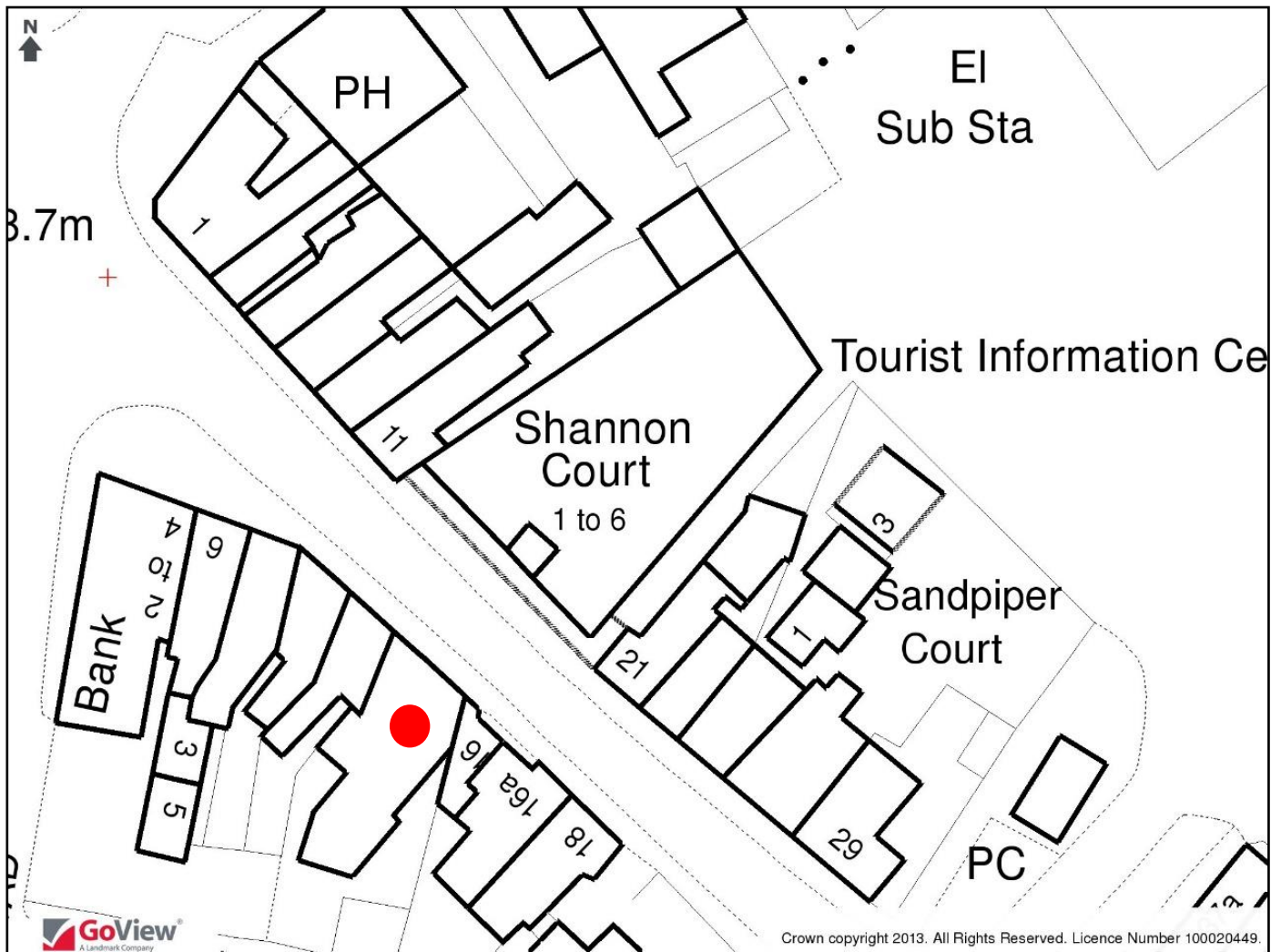
The Coach House

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