



- + Ground Floor and First Floor offices
- + 89 sq m / 958 sq ft
- + Prominent High Street Location
- + Available Now



To Let

£17,950 Per Annum

32 High Street, Shefford, Bedfordshire SG17 5DG

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Description

32 High Street is located in the heart of Shefford. The property offers ground floor and first floor offices of approximately 89 sq m / 958 sq ft net internal area. The premises front is on the High Street providing a good level of passing trade with on street public parking. The property benefits from heating and lighting.

Accommodation & Floor Areas:

Ground Floor - lobby and 4 offices	42.45 sq m / 457 sq ft
First Floor - 4 offices	46.54 sq m / 501 sq ft

The kitchen is located on the ground floor and there are toilet facilities on each floor.

Location

Shefford is a Bedfordshire town located midway between Bedford and Hitchin, just off the A507 and the A600. Access to junction 10 of the A1 (M) is approximately 7.5 miles to the east with junction 13 of the M1 approximately 15 miles to the west. The property is within 7.5 miles of Hitchin, 11 miles of Bedford and 15 miles of Luton.

Services

We understand that mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new fully repairing and insuring lease on terms to be agreed.

Energy Performance Certificate Rating

EPC - Rating of E.

Business Rate

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current rateable value of £14,750. Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

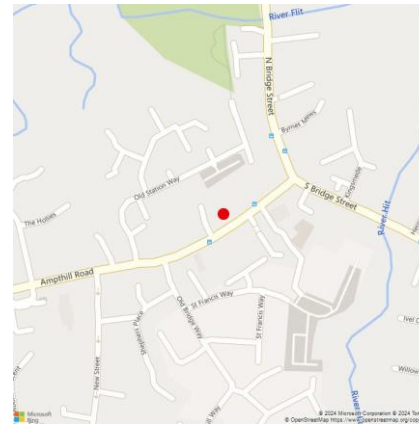
We understand the premises benefits from Class E use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liability, if any.

Viewings

Strictly by appointment through Robinson and Hall LLP.



To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2



Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

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