

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

To let. Town Centre Business premises.



15 Northbridge Street, Shefford, Bedfordshire. SG17 5DQ

Rent: £8,400 Per Annum



Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.

Head Office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH

Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch ARLA, and Derek Hilditch AICBA



Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978 Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth, Hertfordshire. SG6 2TU

In Brief:

About 331 Sq. Ft. Net internal area conveniently divided in to two separate rooms. The front main area is about 19' 1" x 10' 8" (203 Sq. Ft.) and the rear about 14' x 9'2" (128 Sq. Ft.) plus kitchen area and toilet. An ideal opportunity to occupy town Centre business premises for any firm looking to promote the right professional image. The premises front Northbridge Street which is one of the main roads through the town providing a good level of passing trade with on street public parking.

The front provides entry from the street and front window display with further window to the rear and door to outside. The kitchen area with worktop, sink and cupboards below. New flooring and heating system.

Use: We understand that A1 Retail use applies (Now E). and would ideally suit as office premises or small shop or service providers such as accountants, hairdresser or beauty and therapy companies. No Hot Food business.

Terms: Flexible terms available but we anticipate a lease in multiples of 3 to 5 years being preferable to Landlord.

Rent: Paid quarterly in advance with a rent deposit equivalent to one quarter rent required.

Rent Reviews: Upwards only rent review pattern to be agreed subject to length of lease taken.

Rates & Utilities: Tenant to pay all own utility charges and the rates.

Responsibilities: Tenants responsible for internal repair and decoration and Landlords fixtures and fittings.

Insurance: Landlord to insure the building with the Tenants refunding as insurance rent.

VAT: All fees and prices are quoted exclusive of VAT.

Costs: Each party to pay their own legal costs.

EPC: TBC.

Viewings: By prior appointment through Satchells, telephone 01462 600900

Floorplan and images

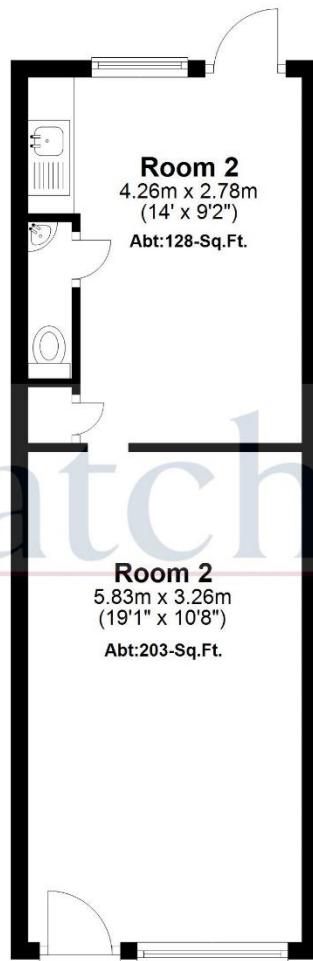
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Floor Plan



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.



Draft details not yet approved by clients and could be subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate. Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of, user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.



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