

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

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Showroom and offices with forecourt under canopy. To Let.



**112 Potton Road,
Biggleswade, Beds. SG18 0ED
Rent: £36,000 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:

Formerly a petrol filling station and Hand Car Wash Centre the premises would suite any business comprise of a ground floor showroom/s and offices kitchen and toilet facilities with the forecourt under canopy to the front.

Located on the outskirts of Biggleswade on a popular link road passing trade this is ideal for either car sales or any business looking for showroom facilities and forecourt.

The premises: Forecourt area: About 2,500 Sq. Ft. (64' x 39') plus area to side, and access to rear yard area and units behind.

The building: About 986 Sq. Ft on the ground floor fronting the forecourt. Comprising 4 rooms which would lend themselves as showrooms and offices and stock rooms. In addition there are kitchen and toilet facilities. See plan below.

Use: We understand that historically the use of the premises was for a petrol filling station and formerly a hand Car Wash Centre and the use we believe is currently Suis Generis. Any use would be considered by the landlords (except Hand Car Wash) with the tenants obtaining change of use as appropriate if required at their own expense.

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. Quarter's rent deposit required.

Insurance: Landlord to insure building. Tenants to refund as insurance rent.

Repairs: Tenant responsible for internal repairs and decoration including windows and the forecourt and canopy. Landlord responsible to repairs to the external parts of the building.

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

Rates & Utilities: Tenant to pay all own utility charges and the rates. The VOA web site provides a rateable value of £10,500

VAT: All fees and prices are quoted exclusive of VAT

Costs: Each party to pay their own legal costs.

EPC: Rated 'D' 89 valid until 18th April 2028

Viewings: By prior appointment through Satchells, telephone 01462 600900.

Agents Notes: Please note sizes of forecourt taken from mapping system.



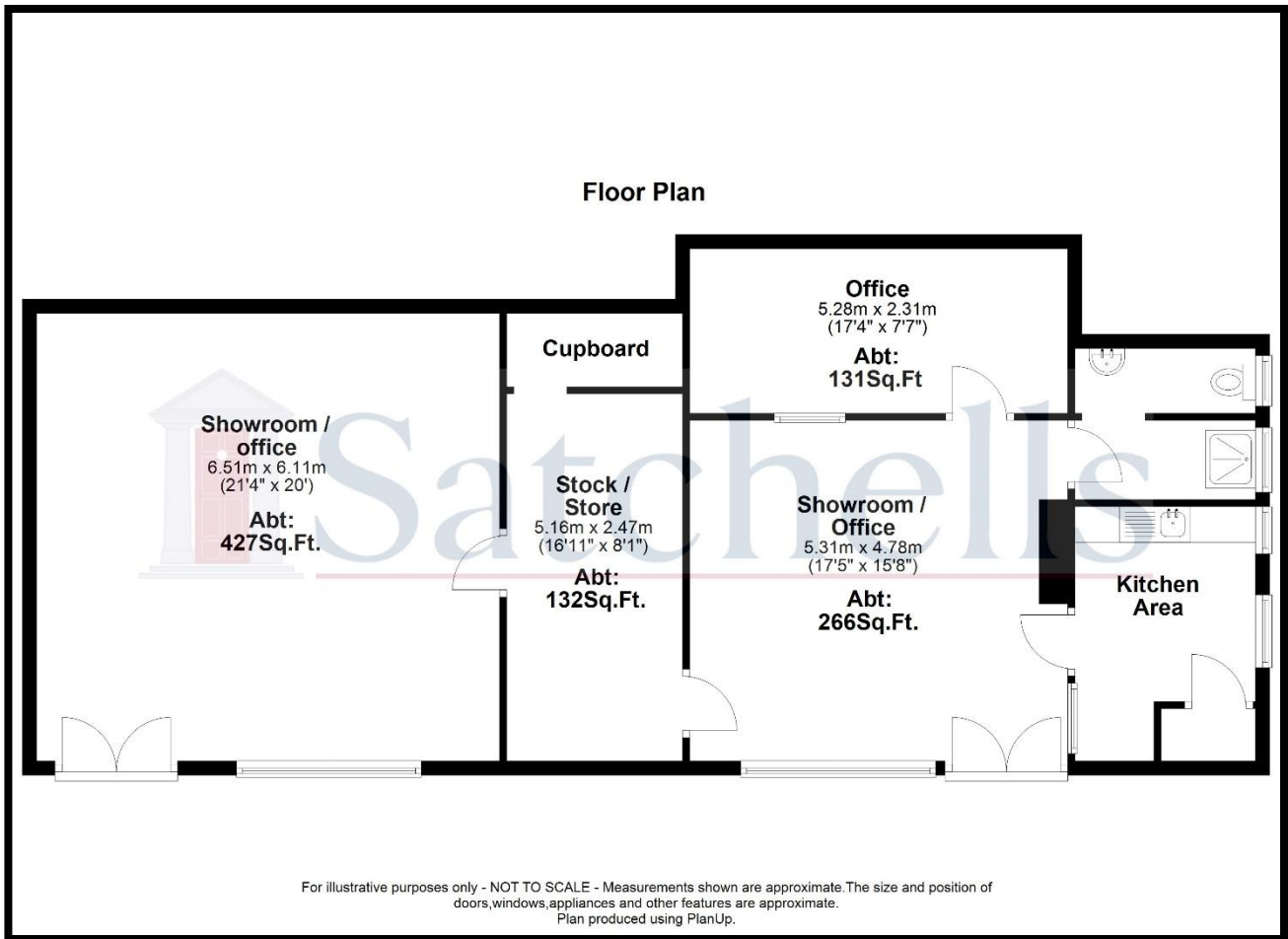
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Floor plan and photos:



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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