



9b High Road, Seddington, Sandy, Bedfordshire. SG19 1NU



Residential Land

£1,050,000 Freehold

For sale, a commercial yard and commercial buildings for sale situated on the Northbound carriage of the A1 between Biggleswade and Sandy. The site is approximately 1.17 Acres or 50,000 Square Feet with planning permission CB/24/02967/LDCE. The use of the land is B8 storage and distribution. The site has a large concrete yard ideal for containers, car storage, plant and machinery. To the rear of the site there are three buildings; Building A is 2643 Square Feet, Building B is 2024 Square Feet and Building C is 442 Square Feet. The site has a three-phase power supply and is very secure with two pairs of heavy-duty gates at the entrance and the site has palisade fencing, there is a single toilet.

The commercial buildings approximately 5110 Square Feet could be let separately or as one with an anticipated income of £40,000 per year equating to £8 a Square Foot. The yard would provide about 22,000 Square Feet; open air storage typically lets for £2 a Square Foot, this could generate an income of circa £84,000 a year returning an 8 % return.

- Commercial Yard and Buildings
- Ideal location
- 1.17 Acres / 50,000 Square Feet
- Planning permission granted
- Three-phase power supply



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.





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