

## Consulting / Treatment Room 2. 1 Brewers Yard, Shefford, Bedfordshire. SG17 5GY



Available long or short term (6 months minimum) on its own or with other rooms within the shared building (subject to availability).

**Licence fee: £400 PCM**

Inclusive of all services including fair use of Utilities, Rates and Buildings Insurance.

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Sales & Lettings, Commercial Property, Land, New Homes and Property Management.  
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.  
Directors: John Hilditch, Heather E Hilditch, Alan Hilditch and Derek Hilditch.  
Head office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH.  
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire. SG6 2TU.



A selection of treatment / consulting rooms in a mixed business and residential district within this historic market town.

Spread over three floors, the property offers 3 consulting /treatment rooms available individually or collectively (subject to availability) on long- or short-term licences as a shared facility with the owner who occupies room 4.

Along with the exclusive use of the room the licence will have the shared facilities of ground floor reception area and assisted toilet facilities. Further toilet facilities on the first floor and kitchen facilities on the second floor.

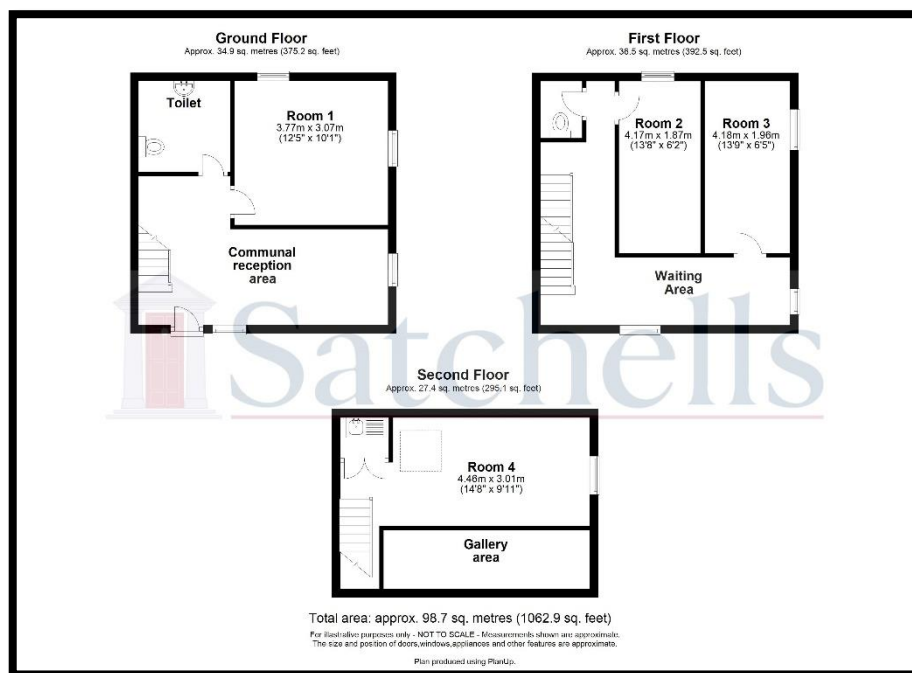
**Use:** For the use of physiotherapy, sports clinic, osteopath and acupuncture, consultations and treatments and other therapies within class D1. Whilst the recent changes to the user class converts class D1 to E, in this instance the use permitted by the head lease will determine other uses under E will have to be of a nature of the old user class D1.

**Room 2:** First floor. Consulting room/office with window to rear 13'8" x 6'2" See Plan Below.

**Tenure & Terms:**

Available on short- or long-term licence agreements (minimum 6 months) requiring an initial deposit and subsequent licence fee paid monthly in advance. The licence fee includes cleaning of common parts, buildings insurance, fair wear and tear, rates, gas, and electricity charges to run the heating and air conditioning, and rates.

**Viewing:** By appointment. Please call Satchells on 01462 600900 to arrange.



*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.*

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