

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

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

**Three storey commercial property
About 4,120 Sq. Ft. (NIA) with parking to the rear.
Lease assignment.**



**45 High Street,
Biggleswade. SG18 0JH
Rent. £39,000 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:

Situated in the busy market town of Biggleswade this 3-storey commercial building occupies a prime location with good visibility and passing trade in the middle of the High Street. It presents a rare opportunity to be able to lease a building with flexible options to either occupy as a whole, or in part whilst letting out the remainder as either commercial premises or as residential flats. Parking to the rear.

Opportunity: The premises lends itself to a number of opportunities, from occupation of the whole, residential conversion of the uppers with commercial on the ground floor, or a combination of both with the opportunity to sublet some or all to generate an income.

For further information please see plans below

Use: The current leases provide for office and residential. Other uses would be subject to the freeholders consent and planning permissions.

Terms: Currently the whole is held under 2 Effectively Full Repairing and Insuring leases by the current tenants. One lease covers predominately the ground floor and has 4 years unexpired at a rent of £39,000 per annum; the remaining parts of the building on the uppers to the rear are held on a 125 year lease with 109 years unexpired at a peppercorn rent for which our clients seek assignment of both, or potentially either.

Rent: We understand any rent agreed be paid quarterly in advance with rent deposit required, plus VAT if applicable.

Insurance: Landlord to insure the building and tenants to refund as insurance rent.

Responsibilities: In general terms the current leases provides that the Tenant be responsible for internal repairs, decoration and landlords fixtures and fitting. Landlord responsible for repairs to the external fabric of the building charging back costs by way of a service charge.

Rates Tenant to pay all own rates.

Utilities: Tenants to pay all and own utility charges.

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

Costs: Each party to pay own legal costs. Incoming tenants to pay for own planning consents if required and landlords expenses if change of use were required.

EPC: TBC

Referencing: The lease will be subject to satisfactory references which the agents will take up at a cost of £250 Inclusive of VAT.

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



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Agents notes:

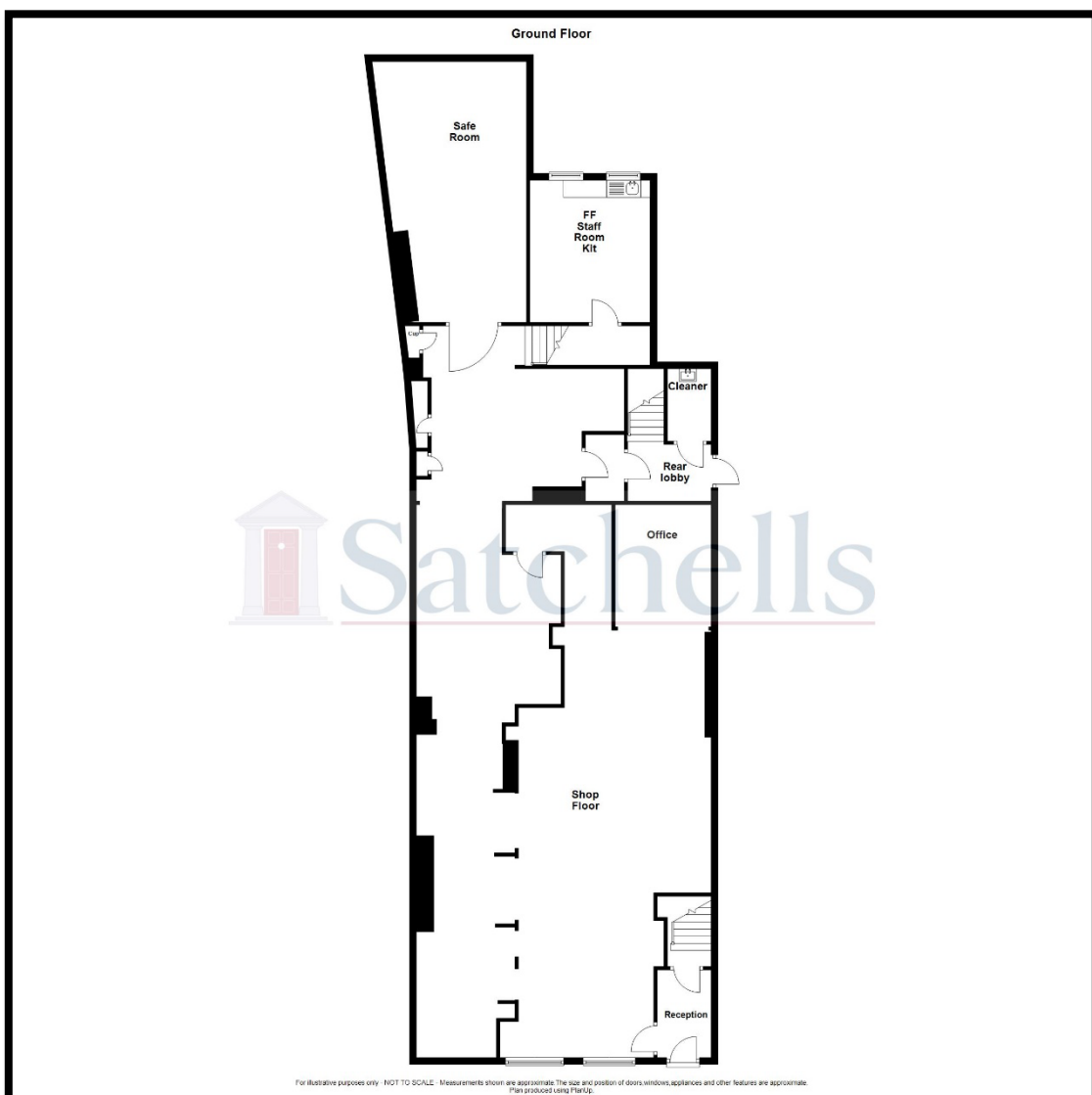
Please note references made above to the coverage of the whole property are made in general terms. Copies of the current leases are available on request which should set the exact demises covered by each lease.

Subject to landlords consent there may be opportunity to agree a different structure to the leasing and occupation of the whole building.

Our clients reserve the right to charge a premium if assignment is only required on the lease of 125 years lease at a peppercorn ground rent.

The current leases also include a charge for landlords consent for alterations which will if required be assigned as well.

Ground floor as currently laid out.



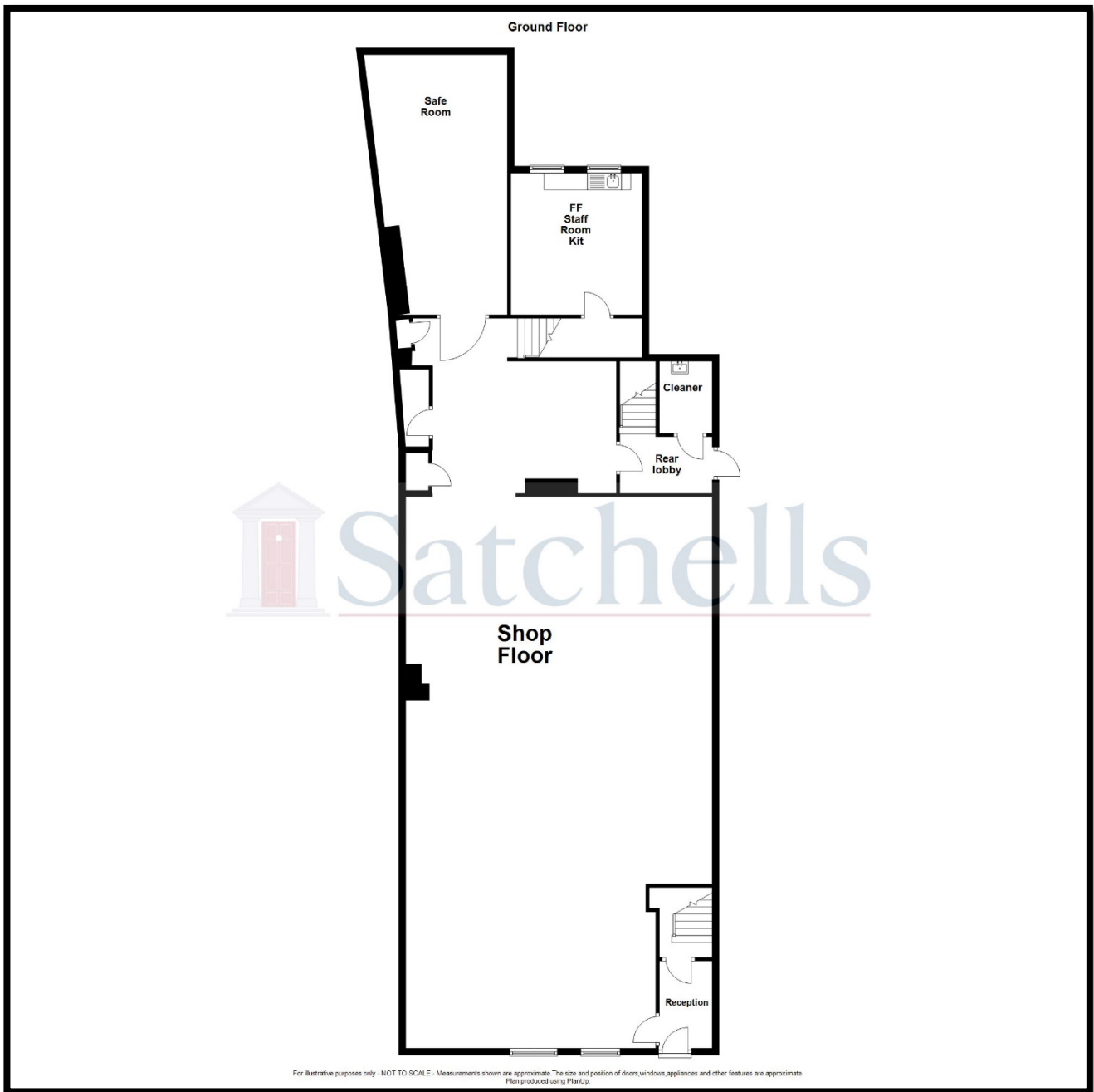
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Ground Floor as could be.



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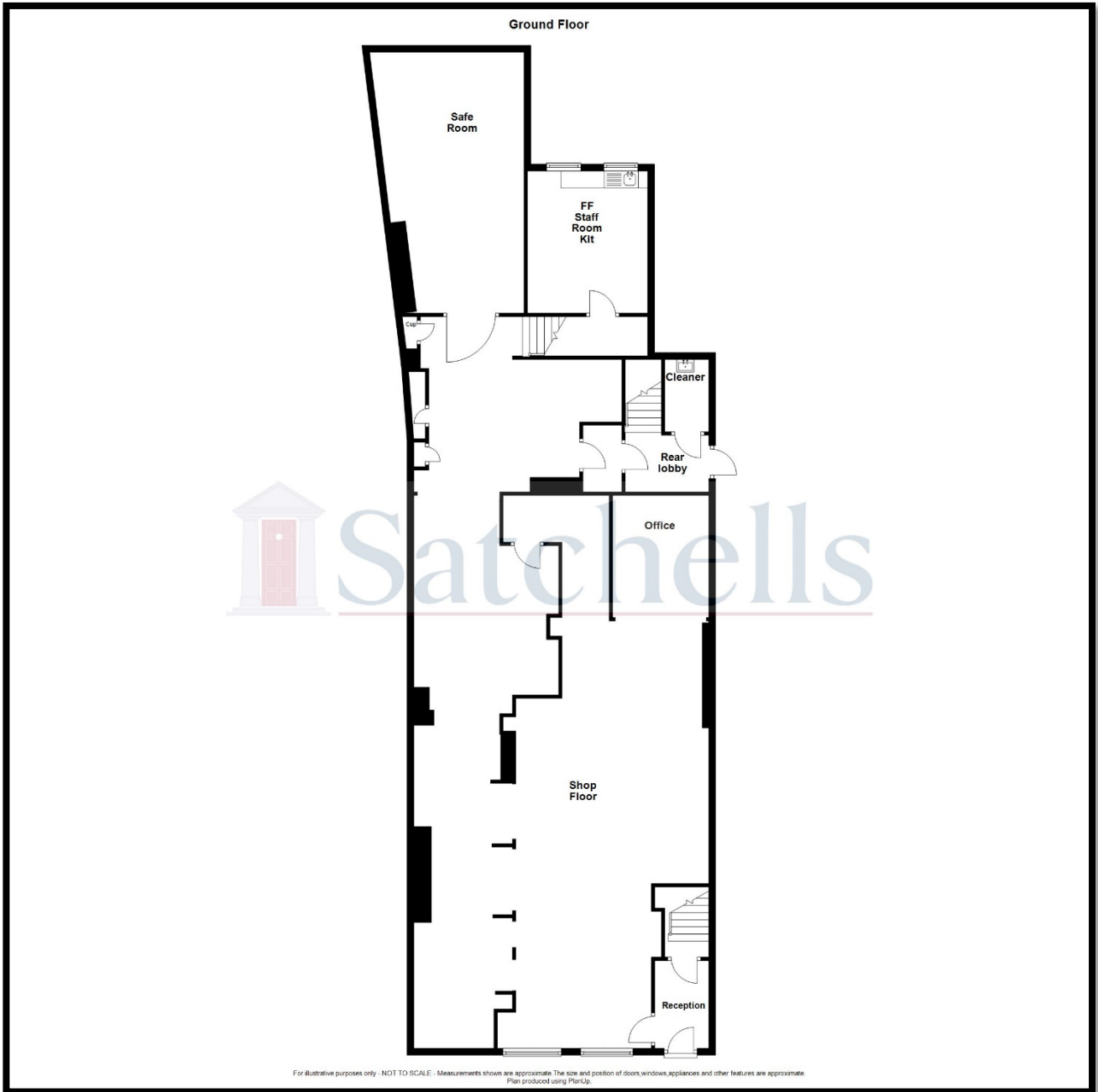
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First Floor:



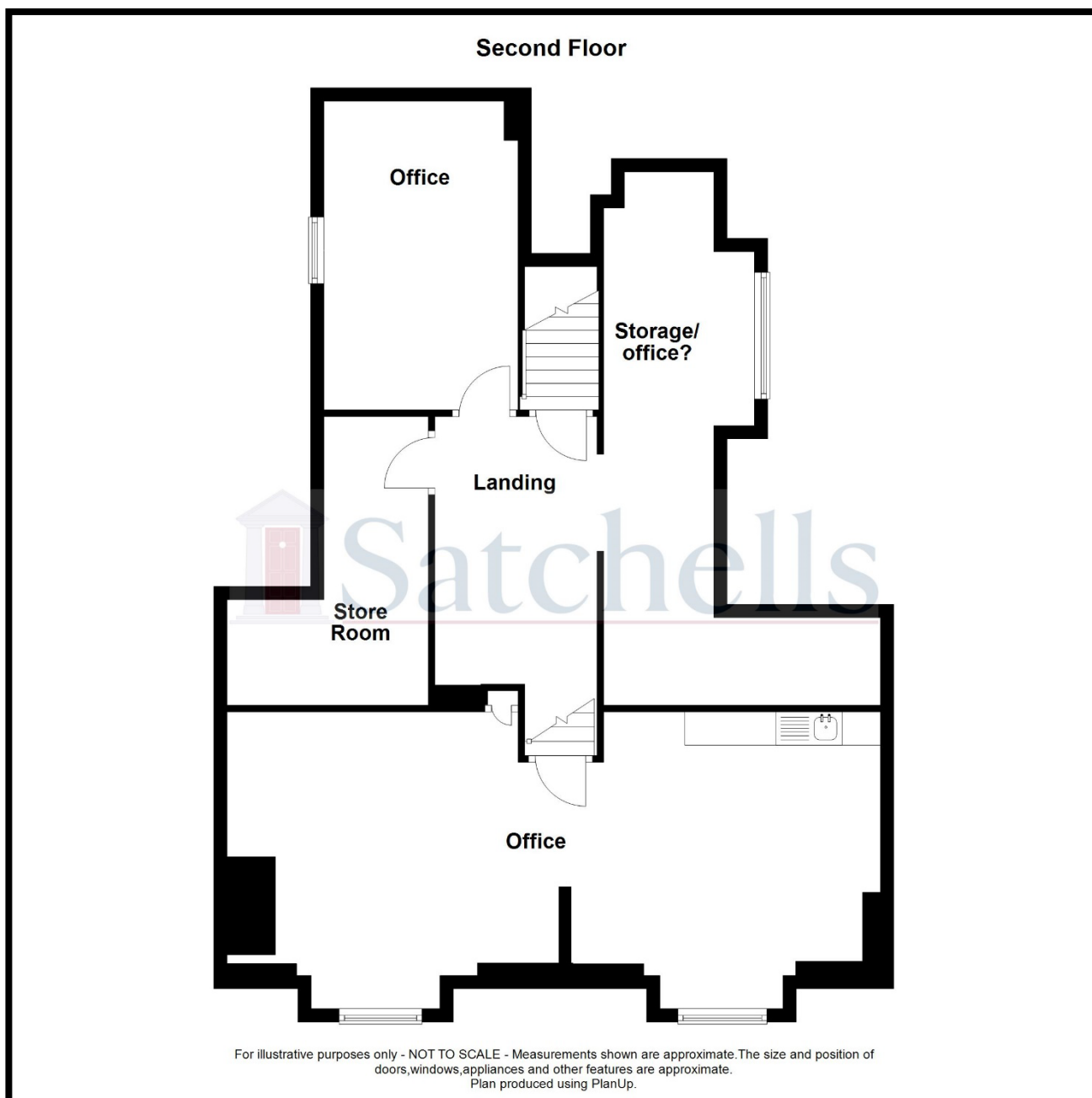
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Second Floor



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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