

High Street Business premises.



**18 – 20 High Street, Shefford,
Bedfordshire. SG17 5DG**

**To Let
Rent. £16,000 Per Annum**

Unrivalled in property since 1922

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.



In Brief:

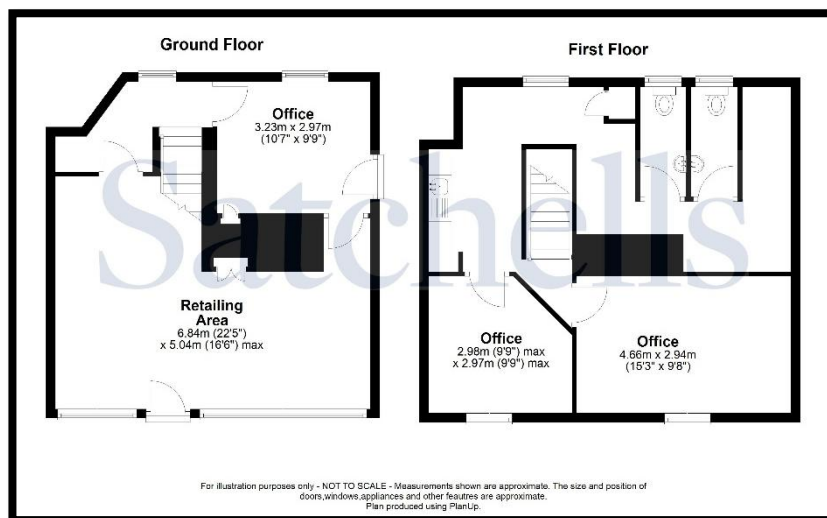
A two storey building with retailing area and office / storage on the ground floor, and two further offices on the first floor.

Kitchen and toilet facilities and ancillary space for additional storage along with a good window return located in the High Street Shefford provides a rare opportunity to establish a highly visible business presence in the town with the benefit of being located in front of free on street parking and a short walk from the free town centre carpark located behind.

Ground floor retailing area: About 298 Sq. Ft with doors to rear office/storage room of about 105 Sq. Ft. and door to rear ancillary area with stairs to first floor. Windows to front and rear, door to rear garden area.

First floor: Two separate offices overlooking the High Street one about 147 Sq. Ft. the other about 88 Sq. Ft. Kitchen facilities located close by on the landing with further storage/ancillary space, Ladies and gents toilets located to the rear.

- Use:** Any Use under user class 'E' would be considered by the landlords
- Terms:** Available on a new Full Repairing and Insuring lease of 5 years plus.
- Rent:** Paid quarterly in advance with a rent deposit equivalent to 1 quarters rent being held by the landlord. Plus Vat if applicable.
- Rent review:** Upwards only every 3rd year geared to the CPI index
- Insurance:** Landlord to insure the building and tenants to refund as insurance rent.
- Rates** Tenant to pay all own rates. The VOA website provides a rateable value of £9,500 from April 2026.
- Utilities:** Tenants to pay all and own utility charges
- VAT:** All fees and prices are quoted exclusive of VAT
- Costs:** Each party to pay their own.
- EPC:** TBC if required
- Referencing:** A letting will be subject to satisfactory referencing taken up by the agent for which there is a non-refundable charge payable by the proposed tenants.
- Viewing:** By appointment only via Satchell 01462 600900



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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