



Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1HX

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

For Sale Office building About: 1,576 Sq. Ft.



5 Brewers Yard.
Ivel Road, Shefford,
Bedfordshire. SG17 5GY
Leasehold £195,000



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

A deceptively spacious commercial building over 2.5 floors located within a mixed residential and commercial area of Shefford close to the town Centre. Two allocated parking spaces. Alarm, Air conditioning, reception, kitchen, and toilet facilities. All in all, an ideal business premises for anyone looking for office space to promote a professional image set within a character building with exposed character beams, ample power and IT points set within conduit trunking.

Entrance: About 104 Sq. Ft. Doors to ground floor office space and toilet. Stairs to first floor office.

Ground Floor: About 520 Sq. Ft. (25'6" x 20'5") with windows to side aspects. Predominately open plan with kitchen facilities located within.

First floor: About 698 Sq. Ft. (33'8" x 20'9") predominately open plan with windows to side and rear aspect. Stairs to mezzanine level.

Mezzanine: About 254 Sq. Ft. (9'8" x 26'4") sky lights and stairs leading down to first floor. Eves storage cupboards.

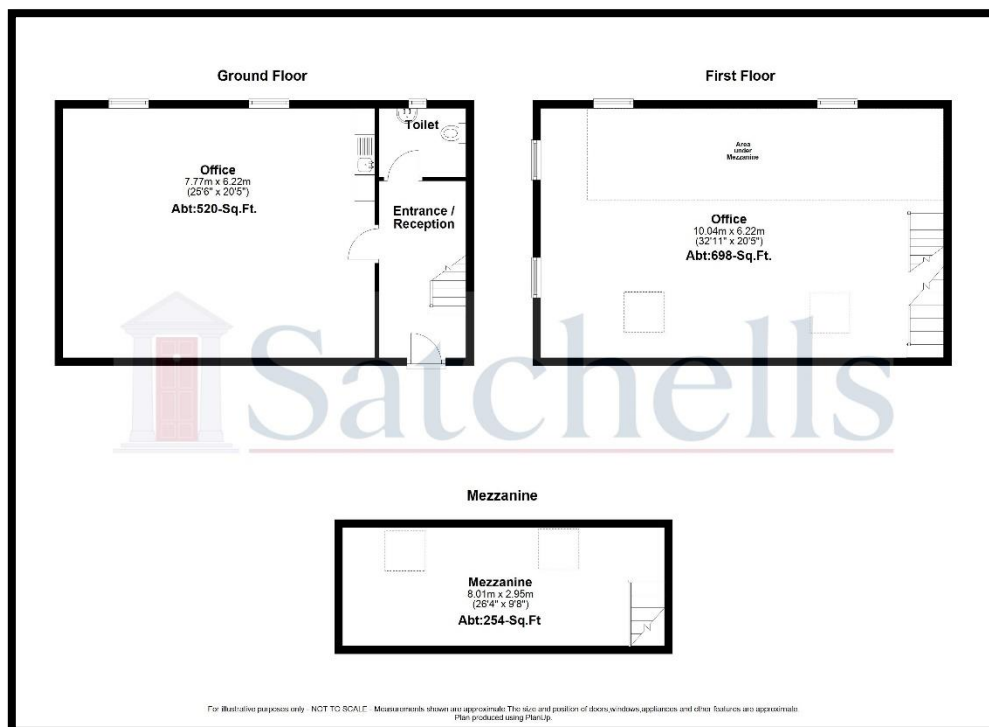
Rateable value: The VOA website provides a rateable value of £14,500

EPC rating: Rated E (103) valid to the 1st June 2026 (Unless superseded by a later certificate)

Lease details: The premises are held on a 999 year lease from 2004 with a ground rent of £200 per annum and service charge calculated at 1/6th of the costs associated with the other commercial buildings for upkeep of common areas. The use of the premises is for office use only.

VAT: We are advised the in this instance the purchase would attract VAT.

Viewing arrangements: By appointment in the first instance via Satchells.



Draft particulars 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.



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