

For Sale

Rear Of Bonds Lane, Biggleswade, Beds, SG18 8AY



Offers in excess of £325,000



1,205 Sq Ft / 111.94 Sq M



A recently renovated freehold commercial property arranged over two floors. The Property provides 560 sq ft (52 sq m) at ground floor level and 645 sq ft (60 sq m) at first floor level, offering well-presented and versatile accommodation suitable for a range of occupiers within Use Class E (subject to the necessary consents).



The Property has been refurbished to a high standard and benefits from a new roof, refurbished fascias and soffits, one WC, and mains electricity, water and gas services. The asset also includes a forecourt area to the front, presenting an attractive opportunity for owner-occupiers or investors.

For further information
please contact:

01234 341311

Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY





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Location

The Property is conveniently accessed via Bonds Lane, just off the High Street, placing it in a highly accessible and central location. It is within easy walking distance of the local railway station, offering strong public transport links. Additionally, the Property benefits from excellent road connectivity, providing direct access to key regional hubs including Bedford, Milton Keynes, and Cambridge-ideal for businesses requiring efficient transport and commuter options.

Terms & Tenure

The property is available on a freehold basis, subject to contract.

Accommodation

Ground Floor	560 Sq. Ft	(52 Sq M)
First Floor	645 Sq. Ft	(60 Sq M)
Total accommodation	1,205 Sq. Ft	(112 Sq M)

EPC

The EPC rating for the property is TBC

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Rates

Rateable Value TBC . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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