

To Let

**27 Hitchin Street, Biggleswade,
Beds, SG18 8BE**



£20,000 per annum exclusive



1,224 Sq Ft / 113.71 Sq M



Well-presented commercial premises offering flexible accommodation suitable for a range of occupiers under Use Class E, previously used as a barbers. The adaptable layout provides bright and practical space suitable for office, retail, consultancy or professional uses, together with ancillary staff facilities.



Offering a professional working environment with flexibility to suit a variety of business requirements.





27 Hitchin Street, Biggleswade, Bedfordshire, SG18 8BE

**For further information
please contact:**

01582 957591

**9 Compton Avenue,
Luton, LU4 9AX**

Location

The Property is situated on Hitchin Street, close to Biggleswade Town Centre and its range of amenities. Biggleswade Railway Station is within easy walking distance, while the A1 provides excellent road links to London, the Midlands and the wider region.

Terms & Tenure

The property is available by way of a new lease, on terms to be agreed at a rental of £20,000 per annum exclusive.

Accommodation

1,223 sq ft

113.6 sq m

Rates

Rateable Value £10,250. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is Band B.

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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