

To Let

20 High Street, Biggleswade, SG18 0JL



From £25,000 - £50,000 Per Annum



From 900 - 1,894 Sq Ft / 83.6 - 175.95 Sq M



Well positioned Class E commercial unit arranged over ground and basement levels. The ground floor provides prominent high-street accommodation with excellent frontage and visibility, while the basement offers versatile ancillary or storage space, enhancing operational efficiency for a range of occupiers.



The property is suitable for a variety of uses, including retail, office, café/restaurant (subject to consent), fitness, and medical or professional services, offering excellent flexibility to meet occupier demand.



The property is available to let as a whole unit or as separate units – sizes to be confirmed once split is undertaken.





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Location

The property is situated in a prominent position on Biggleswade High Street, within the town centre and close to a range of established retailers, cafés, and local amenities. Biggleswade benefits from strong transport links, including Biggleswade railway station providing regular services to London King's Cross, and convenient access to the A1(M), connecting to London and the wider region.

Terms & Tenure

The property is available to let as separate units or as a whole – sizes to be confirmed once split is undertaken. Single unit to rent at £25,000 per annum exclusive.

Accommodation

From 900 - 1,894 Sq Ft / 83.6 - 175.95 Sq M

Rates

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

**For further information
please contact:**

01582 957591
9 Compton Avenue,
Luton, LU4 9AX

EPC

The EPC rating for the property is 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:



Sean Sumbillo

sean.sumbillo@stimpsonseves.co.uk

Tel: 01582 957591 | **M:** 0795 523 1668



Joanne McGirl

joanne.mcgirl@stimpsonseves.co.uk

Tel: 01234 341 311

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