

29 MARKET SQUARE

Biggleswade
Bedfordshire
SG18 8AQ



TO LET. AVAILABLE MARCH 2025
SELF-CONTAINED RETAIL UNIT WITH FIRST & SECOND
FLOOR COMMERCIAL ACCOMMODATION
1,349 SQ FT (125.32 SQ M)



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Location

Biggleswade is adjacent the A1(M), approximately 45 miles north of London. There are excellent motorway connections via the A1(M) to the M25, approximately 25 minutes' drive.

Stevenage, to the south, is 14 miles, Cambridge, to the east, 24 miles, Bedford, to the west, 12 miles and the M1, to the west, is approximately 17 miles away. The railway service provides services to London Kings Cross providing a fast and efficient service taking approximately 40 minutes. In the eastern part of Bedfordshire, Biggleswade is the major commercial and shopping centre for the area.

The subject property has a return frontage facing onto Market Square and Market Place.

Description

The property comprises a self-contained retail unit with storerooms, large kitchen and WC facilities arranged over three floors.

The property is currently occupied by a vegan café.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail sales area	507 sq ft	47.10 sq m
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First Floor

Storerooms	352 sq ft	32.70 sq m
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Second Floor

Kitchen & storeroom	490 sq ft	45.52 sq m
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Total

Total net useable area	1,349 sq ft	125.32 sq m
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Features

- Self-contained retail unit
- Return frontage
- Town centre location
- Storerooms
- Railway station within walking proximity
- Gas supply
- Single phase electricity supply
- Large kitchen at second floor level
- WC facilities at first floor level

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£19,250 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £13,000. The UBR for 2025/26 is 54.6p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The Asset Rating is C-60 expiring on 14th July 2029, reference number: 0930-7988-0311-3290-5064. A copy of the EPC is available on request.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

VAT

VAT is not payable on the rent.

