

**11 HIGH STREET**



Biggleswade  
Bedfordshire  
SG18 0JE



## **TO LET/FOR SALE**

**SELF-CONTAINED GROUND FLOOR ACCOMMODATION  
CLASS E - MAY SUIT RESTAURANT USE**

1,463 SQ FT (135 SQ M)

**For further information please contact either:**

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## Location

Biggleswade is an expanding market town with a population, as at the 2011 Census, of 16,556, but has increased considerably since then. It is adjacent to 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 is some 24 miles, Bedford to the west is some 10 miles and the M1, to the west is approximately 17 miles. The town enjoys a railway service to London Kings Cross, providing a fast and efficient service of approximately 40 minutes. In the eastern part of Bedfordshire, Biggleswade is the major commercial and shopping centre for the area.

The newly completed A1 Shopping Park on London Road and the proposed expansion of Stratton Business Park to the east have/will significantly contribute to Biggleswade's importance as a regional centre.

The subject property is located in a prominent position facing directly onto the High Street.

## Description

The building is at ground floor level only. The building has planning consent for a restaurant at the front and a one bed flat at the rear.

## Accommodation

The following accommodation is available:

### Ground Floor

Restaurant	1,463 sq ft	135 sq m
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There is also a one bedroom flat available of 495 sq ft by separate arrangement.

## Price

£450,000 freehold to include the ground floor retail, flat premises and upper floors.

## Rental

Our client is able to offer a new full repairing and insuring lease for a term to be agreed.

Restaurant rental - £27,750 per annum

## Tenure

Flexible terms available. Further details upon request.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is TBC. The UBR for 2025/26 is 55.5p 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)

A copy of the EPC is available upon request.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## 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.

## Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



**Brown & Lee Commercial Property Consultants LLP**

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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