

11-13 MARKET SQUARE



Biggleswade
Bedfordshire
SG19 8AS



TO LET/FOR SALE.

LARGE GROUND & FIRST FLOOR SELF-CONTAINED RETAIL UNIT
9,903 SQ FT (920 SQ M)



For further information please contact: Tereza Halewood

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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 fronts onto Market Square and opposite Market Place.

Description

The property is a self-contained two storey building comprising of retail sales area at ground floor with kitchen, office, mess/staff rooms, storage and WC facilities at first floor. There is access at the rear for loading. The property also benefits from 2 car parking spaces.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail sales area	5,210 sq ft	484 sq m
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First Floor

Kitchen	144 sq ft	13.4 sq m
Mess/staff room 1	252 sq ft	23.4 sq m
Mess/staff room 2	133 sq ft	12.4 sq m
Office	135 sq ft	12.5 sq m
Storage	4,029 sq ft	374.3 sq m
Total First Floor	4,693 sq ft	436 sq m

Total

Total net useable area	9,903 sq ft	920 sq m
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Features

- Good location
- Self-contained large retail unit
- Mess/staff rooms
- Large storage area
- Kitchen
- Office
- Rear loading and parking bay
- WC facilities

Tenure

Our clients can offer a new full repairing and insuring lease for a term to be agreed.

Rental

£79,500 per annum, exclusive.

Price

£1,000,000 freehold.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £51,000. 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)

The Asset Rating is C-52 expiring on 19th December 2032. Certificate reference number: 0635-5293-4124-5662-9662.

A copy of the EPC is available upon request.

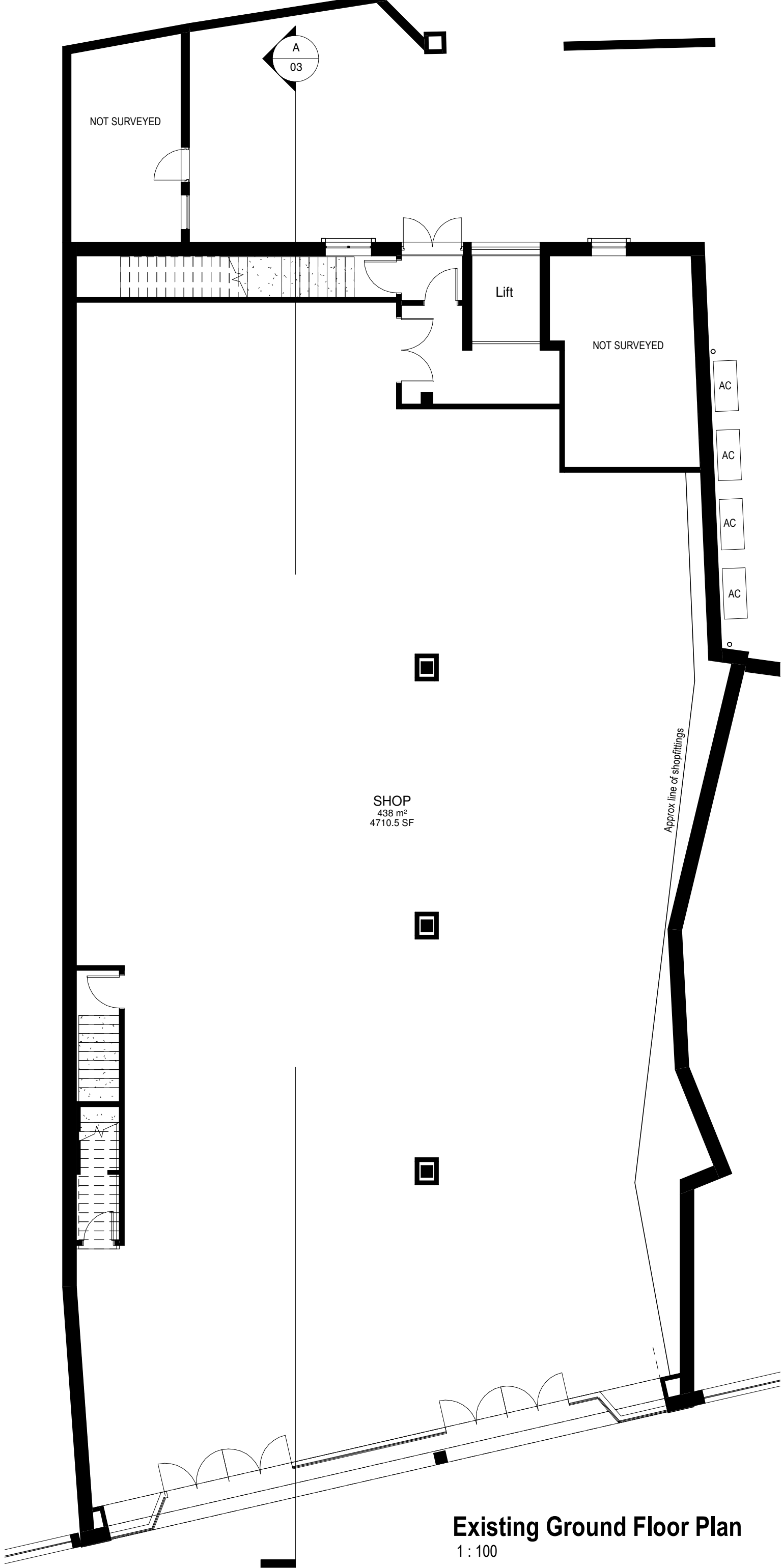
Important

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.

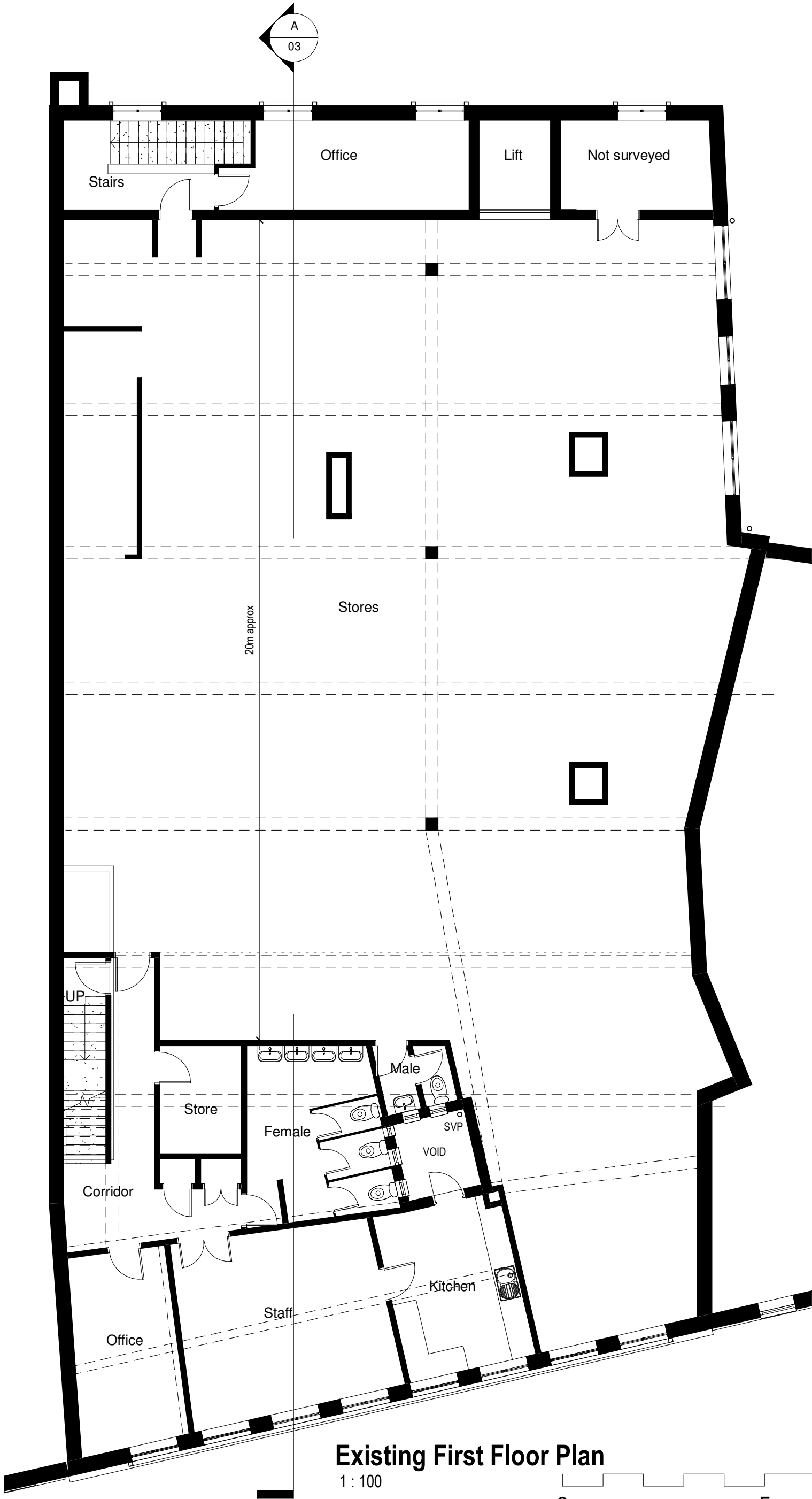
VAT

There is no VAT payable on the rent.





Existing Ground Floor Plan
1 : 100



Existing First Floor Plan
1 : 100

ANY QUERIES REGARDING DIMENSIONS TO BE TAKEN UP WITH PENTANGLE DESIGN GROUP.

ALL DIMENSIONS OF EXISTING BUILDINGS TO BE VERIFIED ON SITE.

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NOTES

Gross Internal Areas		
Name	Area	Area SF
GROUND FLOOR	492 m²	5297 SF
FIRST FLOOR	501 m²	5389 SF
Grand total	993 m²	10686 SF

PRELIMINARY
PENTANGLE
DESIGN GROUP

SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW
T:01462 431133 E:pdg@pentangledesign.co.uk

JOB TITLE
Survey
11-13 Market Square, Biggleswade SG18 8AS

for -

DRAWING TITLE
Plans As Existing

SCALE	DRAWING NUMBER	REVISION
1 : 100	02	A
DATE July '25		
SHT SIZE A2		
JOB NUMBER 3943		

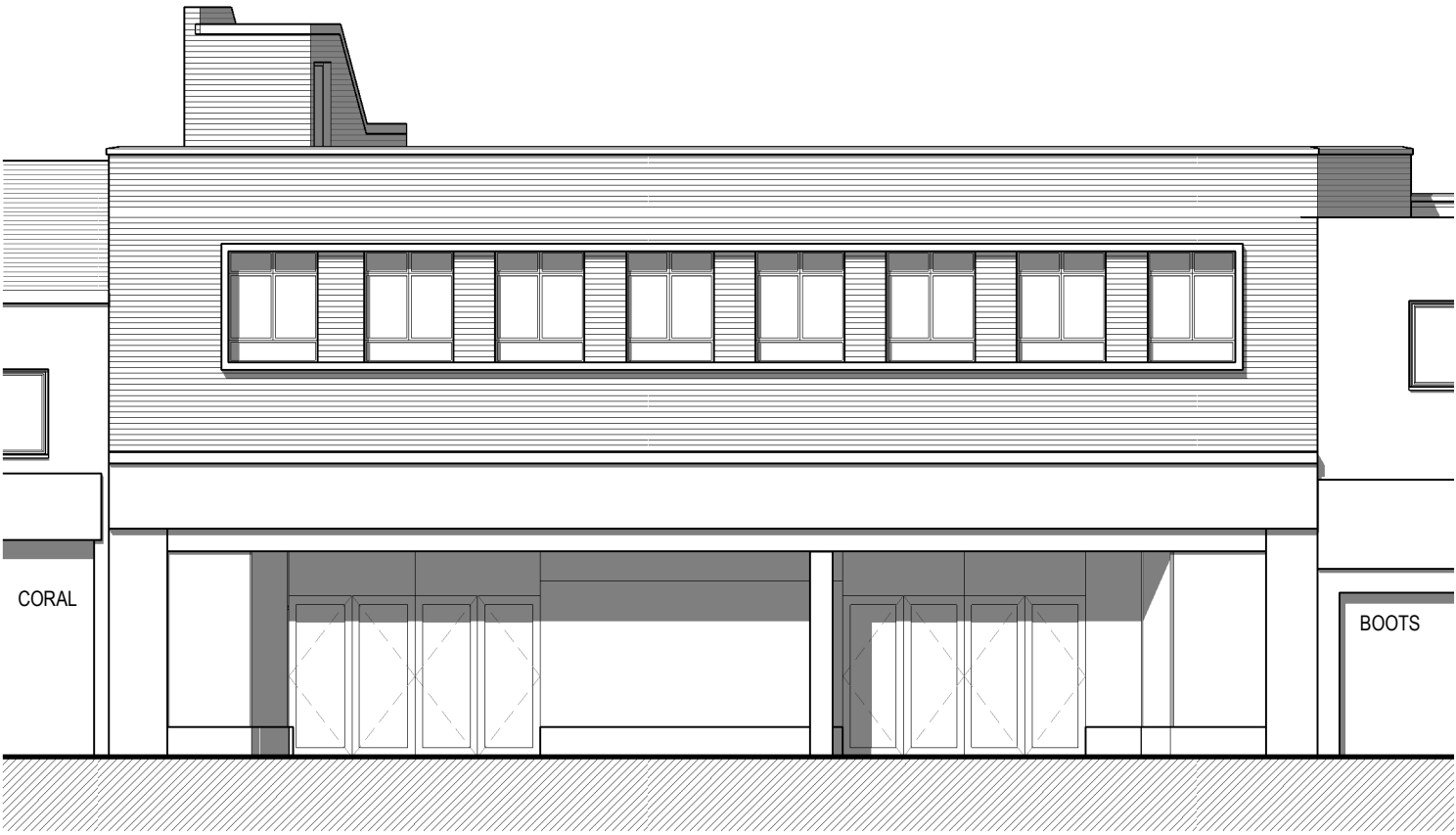
ARCHITECTS AND INTERIOR DESIGNERS

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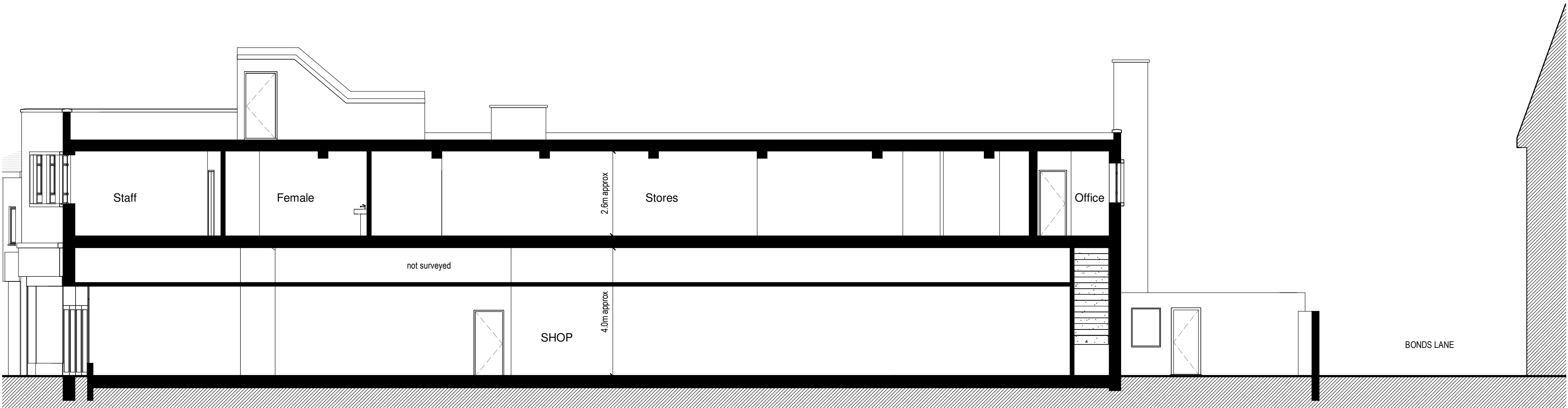
NOTES



Existing North Elevation
1 : 100



Existing South Elevation
1 : 100



Section A-A
1 : 100

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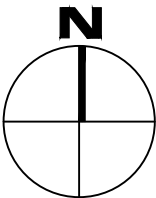
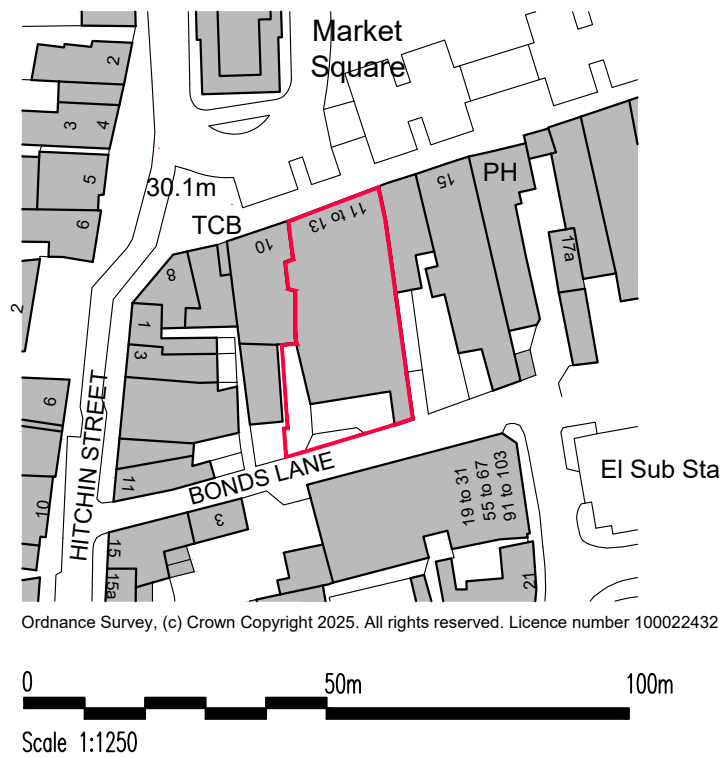
JOB TITLE
Survey
11-13 Market Square, Biggleswade SG18 8AS

for -
DRAWING TITLE
Elevations and Sections As Existing

SCALE	DRAWING NUMBER	REVISION
1 : 100	03	A
DATE July '25		
SHT SIZE A2		
JOB NUMBER 3943		

ARCHITECTS AND INTERIOR DESIGNERS

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PRELIMINARY

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JOB TITLE

11-13 Market Square

Biggleswade SG18 8AS

DRAWING TITLE

Location Plan

SCALE	DRAWING NUMBER	REVISION
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DATE		
July '25		
Sheet	A4	
JOB NUMBER	3943	