

Lot 27

£71,000 Per Annum
Exclusive

2-4 High Street, Shefford, Nr Biggleswade, Bedfordshire SG17 5DG

Freehold Retail and Office Investment with Development Potential



Tenancy and accommodation

Unit	Floor	Use	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1&2	Ground	Retail	H & T SMITH t/a Rosebuds Tea Rooms	10 years from 19/02/2016	£20,000	19/02/2021 (18/02/2026)
3	Ground and First	Retail	INDIVIDUALS t/a Especially You	7 years from 07/07/2014	£18,000	(06/07/2021) (1)
4	Ground	Retail	SPITFIRE TRAVEL LTD (Travel Agent)	10 years from 09/12/2015	£10,000	(08/12/2025)
5	Ground, First and Cellar	Retail	INDIVIDUAL t/a The Loft (restaurant/bistro)	10 years from 09/01/2014	£17,000	(08/01/2024)
6	Second	Office	SHEFFORD ACCOUNTANCY SERVICES LTD	(2)	£6,000	(2)
Total					£71,000	

(1) As to unit 3, the tenant has expressed interest in taking more space within the building together with renewing their existing lease.
 (2) As to unit 6, the tenant has exercised their option to determine the lease, which will take effect in June 2020.

Lot 27

£71,000 Per Annum
Exclusive

Key Details

- Existing building currently arranged as four retail units and a self contained office
- Residential development potential (Subject to consents)
- Prominent corner position in the centre of town
- Nearby occupiers include Domino's Pizza, Co-op Food and Morrisons.

On Behalf of Trustees

Location

Miles: 45 miles North of Central London
25 miles south-west of Cambridge

Roads: A1, A6, A507, M25

Rail: Arlesey Railway Station

Air: London Luton and London Stansted Airport

Situation

This Grade II listed property is located in the picturesque market town of Shefford, conveniently located approximately 45 miles north of Central London, 9 miles south-east of Bedford and 5 miles south-west of Biggleswade. The property is situated in the centre of Shefford on the High Street, in a prominent corner position at the junction with Northbridge Street. Nearby occupiers include Domino's Pizza, Co-op Food and Morrisons.

Description

The property is a substantial three storey corner building currently comprising 4 retail units and a self contained office. The upper floors might be suitable for residential development (subject to consents).

Planning

Planning consent was granted in 2006 (ref:06/00183/FULL) for 4 shop units, 3 flats and 1 maisonette, although this has since lapsed. (centralbedfordshire.gov.uk/planning)

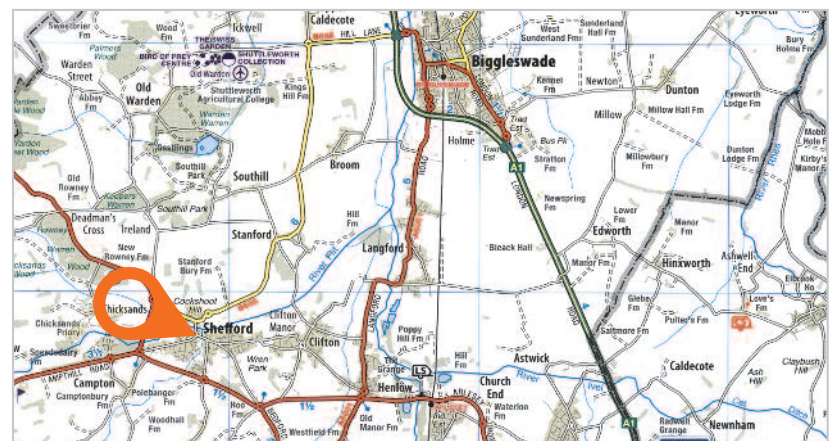
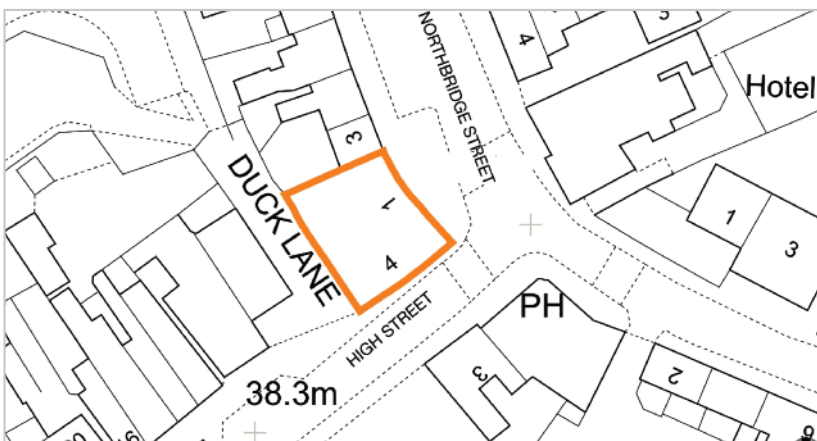
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Le Gros Solicitors
Paula Adams
+44 (0)29 2267 1301
paula@legrossolicitors.com