

# BUSINESS PROPERTY SOLUTIONS

**27 Hitchin St,  
Biggleswade,  
SG18 8BE**



**CLASS E PREMISES WITH  
GARDEN & EXTERNAL  
STORAGE TO LET**

**APPROX APPROX 113.72 SQM / 1,224 SQFT**

# DESCRIPTION

The property comprises a Class E premises extending to approximately 1,224 sq ft (113.72 sq m), arranged to provide a mixture of open-plan and individual rooms.

The accommodation is currently configured with a number of separate rooms, providing flexibility for a variety of occupiers and uses within Class E, subject to any necessary consents. The layout could suit businesses requiring a combination of customer-facing space, treatment/consultation rooms, offices or ancillary accommodation.

Internally, the property benefits from a large open-plan area, several additional rooms, a kitchenette/staff area and WC facilities.

A particular feature of the property is the generous rear garden, together with external storage, providing useful additional space rarely available with premises of this nature.

The property occupies a prominent traditional frontage onto Hitchin Street and offers an excellent opportunity for an owner-occupier or business seeking flexible accommodation close to Biggleswade town centre.

## LOCATION

The property is situated on Hitchin Street, Biggleswade, within easy reach of the town centre and its range of shops, cafés and local amenities.

Biggleswade railway station is also nearby, with the town benefiting from good road connections via the A1.

## KEY FEATURES

- Class E premises
- Approx. 1,224 sq ft / 113.72 sq m
- Flexible multi-room configuration
- Large open-plan area
- Kitchenette/staff facilities
- Generous rear garden
- External storage
- Close to Biggleswade town centre
- Suitable for a variety of Class E occupiers, subject to requirements

## GUIDE PRICE

£20,000 per annum

## TENURE

Leasehold

## SITE AREA

Approx 113.72 SQM / 1,224 sqft

## VAT

TBC

## EPC RATING

B



## Viewings

Strictly via appointments only through sole agents  
Business Property Solutions  
Chartered Surveyors and Commercial Property Consultants

## Bav Shah MRICS

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