

Biggleswade

11 High Street

Bedfordshire

SG18 0YY

- **Freehold Vacant Former Bank and Residential Ground Rent Investment**
- Comprising a former ground floor and basement bank with three flats above
- Suitable for owner occupiers or added value investors
- Asset management opportunity
- VAT not applicable
- Total Current Rents Reserved **£200 pa**

On the Instructions of
a Major UK Bank



Tenure
Freehold.

Location

Biggleswade has a population in excess of 12,000 and is located immediately adjacent to the A1, 11 miles east of Bedford and 23 miles south-west of Cambridge. Junction 12 of the M1 is situated approximately 19 miles to the south-west.

The property is situated on the north side of High Street, an established trading location in the town centre, in between its junctions with St Andrew's Street and Market Square. Occupiers close by include Taylors Estate Agents, Thomas Cook, Timpson, Halifax, Greggs, Superdrug, Boots, Nationwide, Lloyds and Barclays, amongst many others.

Description

This attractive property is arranged on basement, ground and two upper floors to provide a shop unit, previously used as a bank, with three self-contained flats above. The flats have been sold off. To the rear is a yard with car parking for 6 vehicles, accessed from Church Street.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Buyer's Fee

Please note the successful buyer will be required to pay the Auctioneers a buyer's fee of £900 (inclusive of VAT) upon exchange of sale memoranda.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 179 Biggleswade**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor and Basement	Vacant	Gross Frontage 11.00 m (36' 1") Shop Depth 16.25 m (53' 4") Built Depth 26.55 m (87' 2") Ground Floor 192.50 sq m (2,072 sq ft) Basement 7.25 sq m (78 sq ft)			
Flat 1	Individual	First Floor Flat	125 years from 07.07.2006 (£25 p.a. fixed rental uplift at review) Rent review on 24.01.2018 and every 25 years thereafter Effectively FR & I way of a service charge	£50 p.a.	Rent Review 2028
Flat 2	Individual	First Floor Flat	125 years from 07.07.2006 (£25 p.a. fixed rental uplift rent at review.) Rent review on 24.01.2018 and every 25 years thereafter Effectively FR & I way of a service charge	£50 p.a.	Rent Review 2028
11B	Individual	First Floor Flat	125 years from 24.01.2003 Rent review every 25th year Effectively FR & I way of a service charge £50 p.a. fixed rental uplift at review	£100 p.a.	Rent Review 2028

NB Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the qualifying tenants. We understand that no valid acceptance notices have been received.

Total £200 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms A Khan, DLA Piper. Tel: 0113 369 2026 e-mail: annie.khan@dlapiper.com