



- ➕ 316.5 sq m (3,407sq ft)
- ➕ Retail unit with redevelopment potential
- ➕ Accommodation on ground and first floor
- ➕ Prominent location
- ➕ Available immediately

FOR SALE

8 Market Square, Sandy, Beds SG19 1HU

Offers invited in excess £300,000



8 Market Square, Sandy, Beds SG19 1HU

Description

The Unit is two storey which provides retail accommodation and bakery with storage and office facilities as follows:

Accommodation

Ground floor

Shop	31.09 sq m
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(NB: The opening to the adjoining unit is to be bricked up prior to completion of sale)

Lobby area /stairs to first floor	5.6 sq m
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Side passage/storage	10.78 sq m
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Room 1	11.17 sq m
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(NB: Doorway to adjoining unit to be bricked up prior to completion)

Cloakroom & 2 separate WCs

Office	5.4 sq m
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Preparation room 1	24.32 sq m
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Large door way leading to rear external access

Bakery room	106.63 sq m
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Service lift (not checked)

First floor accessed via bakery room

Preparation room	53.32 sq m
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Flour/general store	32.78 sq m
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Second access to first floor via lobby area

Room 1	17.26 sq m
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Room 2	13.04 sq m
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Room 3	5.2 sq m
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Shower room with WC

Externally

Small yard area.

Location

Sandy is a market town with a population of approximately 15,000. It is located on the A1 trunk road approximately 45 miles north of London, 9 miles to the east of Bedford and 20 miles to the west of Cambridge.

Sandy benefits from a regular train service into London (Kings Cross)

with a typical journey time of 35-40 minutes.

Services

We understand that mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

NB : None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation/condition.

Terms and Tenure

The premises are freehold to be offered for sale. VAT TBC .

Business Rates

Please note, it is the proposed purchaser's responsibility to satisfy themselves and verify the business rates by contacting the local authority.

NB: This Unit is being separated from the adjoining unit and as such has not been inspected by the valuation office for a new rateable value.

VAT

All prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any.

Energy Performance Certificate Rating

The property has an Energy Performance Certificate Rating of a D(82).

Viewing

Strictly by appointment only through Robinson & Hall LLP.

To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2



Land and Property Professionals

**118 Bromham Road
Bedford
MK40 2QN**

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