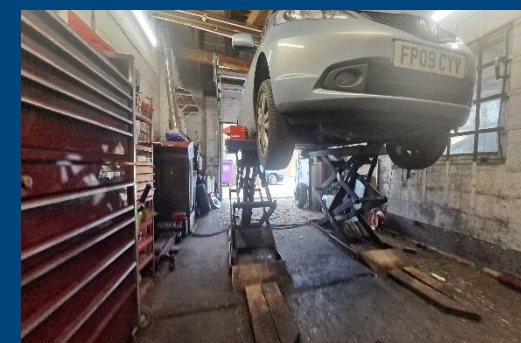


PHILLIPS VEHICLE SERVICES
SERVICE, REPAIRS, DIAGNOSTICS PHONE 01462 812769



- + Vehicle service workshop
- + Unit - 45.71 sq m / 492 sq ft
- + Yard and parking
- + High Street Location
- + Good access to Bedford and Hitchin - close to the A507 and the A600
- + Available in April 2026



To Let

£15,000 per annum

Rear of 34A High Street, Shefford, Bedfordshire SG17 5DG

Rear of 34A High Street, Shefford, Bedfordshire SG17 5DG

Description

The premises occupy a prominent high street location in Shefford and offers an exceptional opportunity for established MOT and vehicle service operators or new automotive start-ups.

The property offers two vehicle bays, one internal and one external, together with office space and WC and an external parking and yard area.

The premises benefit from 3-phase power to the vehicle lift and lighting.

Accommodation

Workshop	45.71 sq m / 492 sq ft
Yard	84.94 sq m / 914 sq ft

Location

Shefford is a Bedfordshire town located midway between Bedford and Hitchin, just off the A507 and the A600. Access to junction 10 of the A1 (M) is approximately 7.5 miles to the east with junction 13 of the M1 approximately 15 miles to the west.

The property is within 7.5 miles of Hitchin, 11 miles of Bedford and 15 miles of Luton.

Services

We understand that mains electricity 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.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current rateable value of £5,500 effective from 1 April 2026.

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

Planning

We understand the premises benefits from Class B2 use. However, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

Energy Performance Certificate

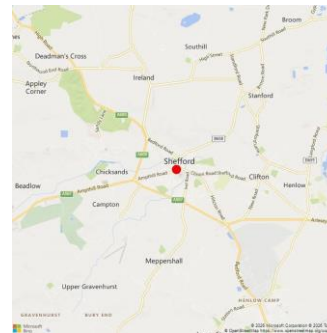
The unit does not currently require an EPC.

VAT

All rents, 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 liability, if any.

Viewings

Strictly by appointment through Robinson and Hall LLP.



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



Land and Property Professionals

Unit 1, Highfield Court,
Highfield Road,
Oakley, Bedford,
MK43 7TA

Agent's Notes

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1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of an offer or contract.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

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