

# Satchells

Station Place, Letchworth  
Hertfordshire. SG6 3AQ

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satchells.com

## To Let

### Lock up shop/Business premises in town centre location



**4 Southbridge Street, Shefford,  
Bedfordshire, SG17 5DB**

**Rent: £10,000 Per Annum**

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Sales & Lettings, Commercial Property, Land, New Homes and Property Management.  
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.  
Directors: John Hilditch, Heather E Hilditch, Alan Hilditch and Derek Hilditch.  
Head office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH.  
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire, SG6 2TU.



**In Brief:**

Situated in the town centre is this lock up shop of about 423 Sq. ft. Net Internal Area comprising of a retailing area to the front, kitchen beyond and stock room / office adjoining. In addition, there is a toilet from the retailing area. Shared rear lobby facilitating rear access to the shop and a separate flat above (not included). Shared rear yard area with further toilet and open covered storage.

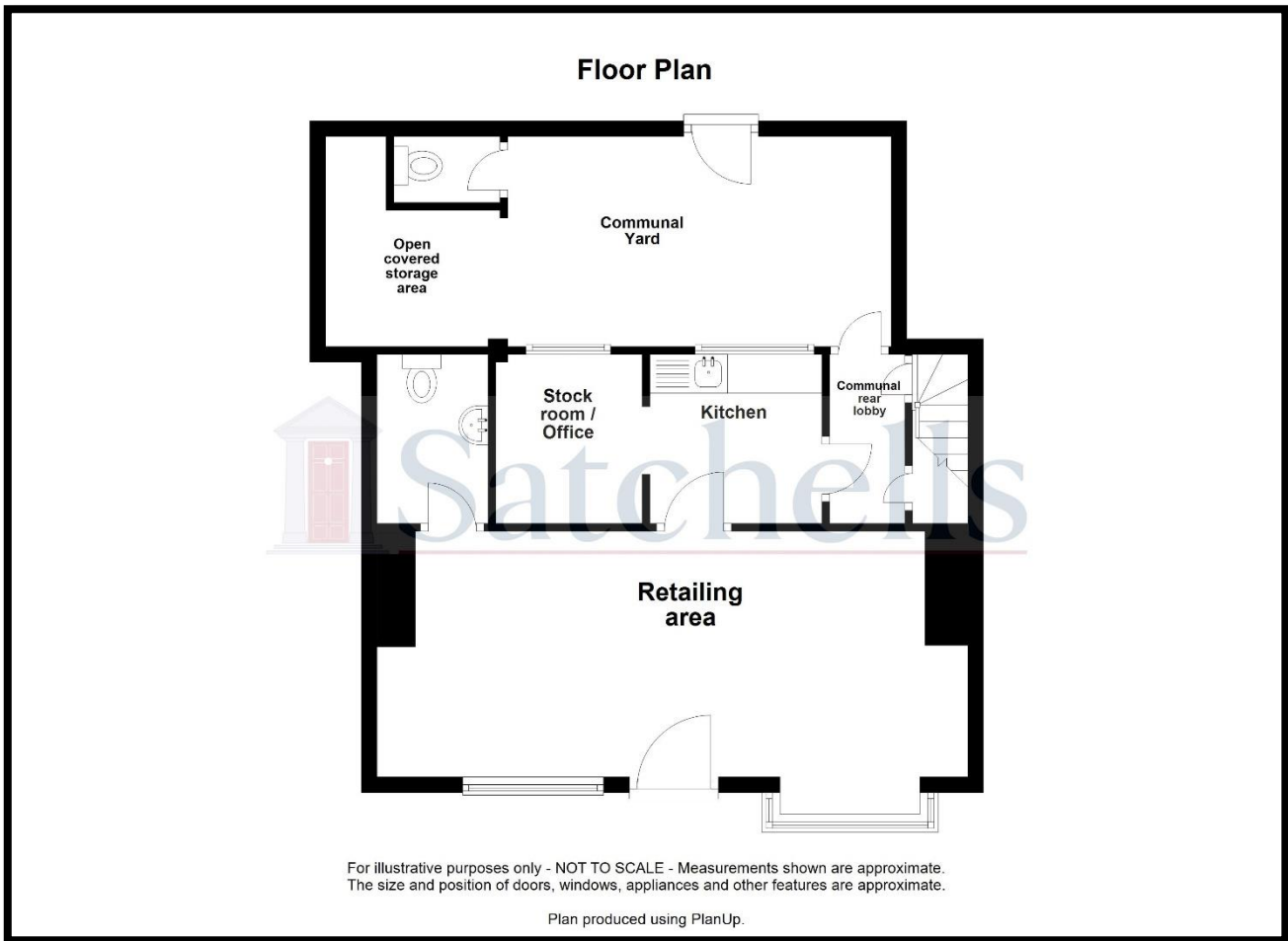
All in all, a nice business premises in the town centre with good levels of passing trade and window display. Would suit any business looking for a High Street presence.

- Use:** Any use considered by the landlord under user class 'E'.
- Terms:** Flexible terms available but we suspect a new internal repairing, decorating and insuring lease of 5 years contracted outside of the 'Landlord and Tenant Act'.
- Rent:** Paid quarterly in advance with rent a rent deposit equivalent to 1 quarter rent required.
- Insurance:** Landlord to insure the building and tenants to refund as insurance rent.
- Rates:** Tenant to pay all own rates. The VOA website states a ratable value of £7,000 as of the 1<sup>st</sup> April 2025.
- Utilities:** Tenants to pay all and own utility charges.
- VAT:** All fees and prices are quoted exclusive of VAT.
- Costs:** Each party to pay their own costs.
- EPC:** TBC.
- Parking:** None allocated, but free public parking is close by. Access to the rear for loading and unloading.
- Referencing:** A letting will be subject to satisfactory referencing taken up by the agent for which there is a non-refundable charge payable by the proposed tenants.
- Agents Notes:** Please be aware that above is a 1 bedroom flat let separately from the shop and access is granted by way of the shared rear lobby and access across the yard area.
- Viewings:** By prior appointment through Satchells, telephone 01462 600900.

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**Draft details not yet approved by clients and could be subject to change.**

*These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate. Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.*

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