

LOT 29

25 Hitchin Street,  
Biggleswade,  
Bedfordshire SG18 8AX

\*Price reduction – now quoting  
"Reserve below £175,000"



**SITUATION**

Located in this town centre position, close to the main shopping thoroughfares such as Market Place and the High Street which host a large variety of multiple traders. In addition, the property is just a short walk from Biggleswade Railway Station.

Biggleswade lies adjacent to the A1 some 11 miles east of Bedford and 23 miles south-west of Cambridge.

**PROPERTY**

A mid terrace building comprising **4 Self-Contained Flats**. 3 of which are accessed from the front and 1 from the rear.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 25a (Ground Floor Flat)	1 Bedroom, Living Room, Kitchen, Shower/WC	Individual	125 years from 9th December 2014	£125	FRI <b>Flat sold in December 2014 at £75,500.</b>
No. 25b (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Shower/WC	Individual(s)	1 year from 24th April 2015	£6,600	AST
No. 25c (Second Floor Flat)	Open Plan Living Room/Bedroom/ Kitchen, Shower/WC	Individual(s)	1 year from 30th March 2015	£5,700	AST
No. 25d (Rear Ground & Lower Ground Flat)	Bedroom/Living Room, Kitchen, Shower/WC GIA Approx 315 sq ft	<b>V A C A N T</b>			

**TOTAL**      **£12,425**  
**Plus 1 Vacant Flat**

**£12,425 p.a. Plus  
1 Vacant Flat**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **MATTHEW BERGER**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Druces LLP - Tel: 020 7638 9271  
Ref: Ms Suzanne Middleton-Lindsley - Email: esml@druces.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts