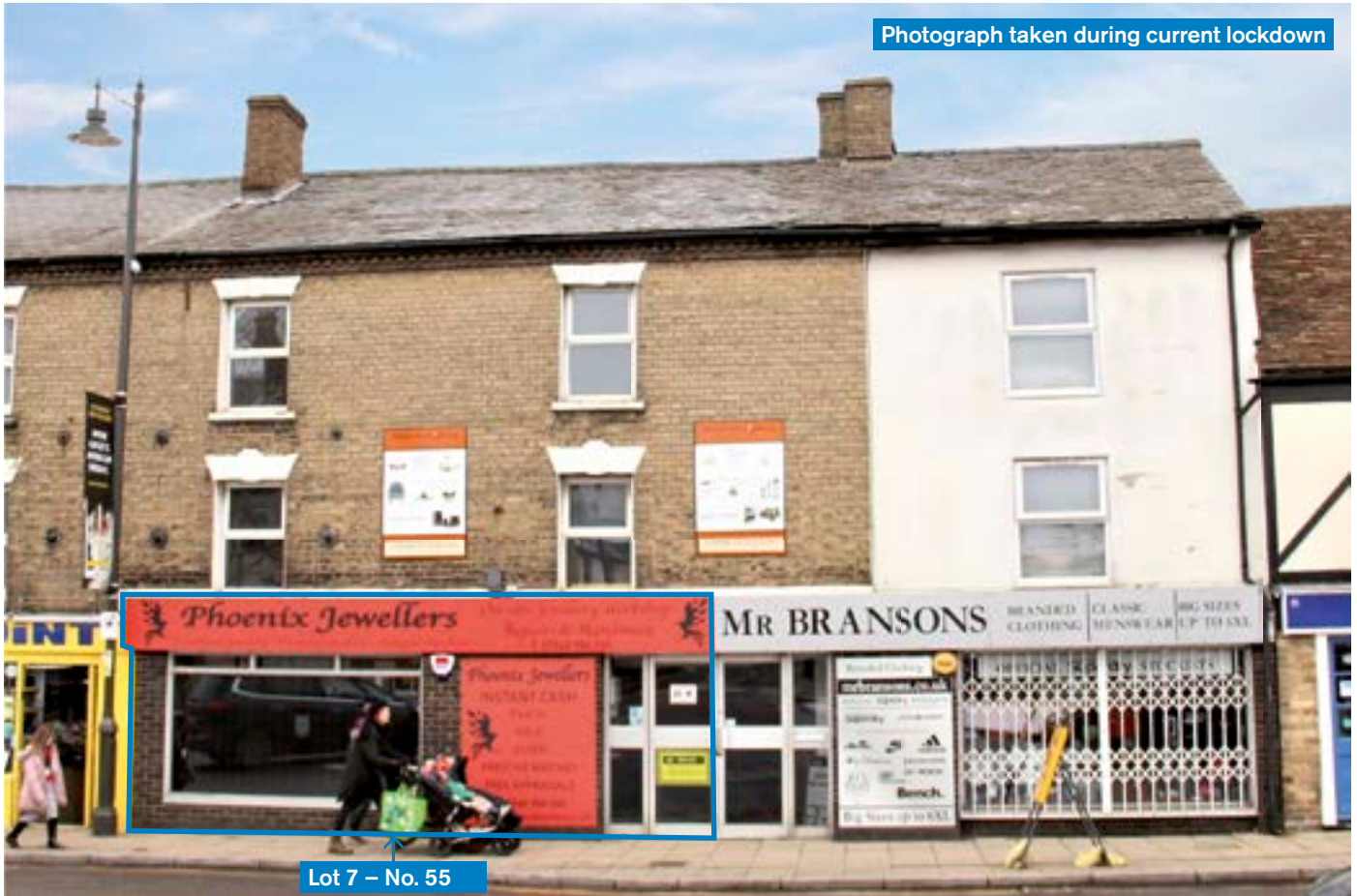


Photograph taken during current lockdown



Lot 7 – No. 55

## SITUATION

Located opposite the junction with Station Road in the town's main shopping thoroughfare amongst such multiple retailers including Iceland, Lloyds Pharmacy, Subway, Specsavers, Coral, Poundland and Barclays Bank.

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

## PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop** together with the right to use **1 parking space** to the rear of the property.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'1"
Built Depth	40'0"
Area	Approx. 672 sq ft <sup>1</sup>

<sup>1</sup>Area taken from VOA

VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

## TENANCY

The property is let on a full repairing and insuring lease to **Richie-Lee Seymour as a Jewellers** for a term of 9 years from 1st December 2016 at a current rent of **£10,000 per annum** exclusive.

## Rent Review 2022

**Note: The adjoining shop (No. 57) is also being offered for sale in this auction – see Lot 8**

**£10,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

## Vendor's Solicitors

Berlad Graham LLP  
Tel: 01895 457 474 Ref: Jack Grunhut  
Email: jg@bglaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

Photograph taken during current lockdown



Lot 7 - No. 55

Lot 8 - No. 57