

Photograph taken during current lockdown



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	15'4"
Built Depth	40'0"
Area	Approx. 494 sq ft ¹

¹Area 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 (subject to a schedule of condition) to **Revilo Sports Limited** (The tenant trades from 3 branches and sells branded mens clothing both in-store and on Amazon and ebay) for a term of 10 years from 1st June 2016 at a current rent of **£9,500 per annum** exclusive.

Rent Reviews 2022 and 2025

Tenant's Breaks 2022 and 2025 – The tenant did not operate their 2019 Break Clause

Note: The adjoining shop (No. 55) is also being offered for sale in this auction – see Lot 7.

£9,500 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'

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Lot 7 - No. 55

Lot 8 - No. 57