



- Self-contained ground floor retail unit
- Large frontage on a busy street
- Character building
- Security alarm
- Shared outside service yard
- Kitchenette & WC
- Suits a variety of uses within Class E
- £22,500 per annum
- No VAT payable on the rent

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**14a High Street, Buntingford, SG9 9AG**

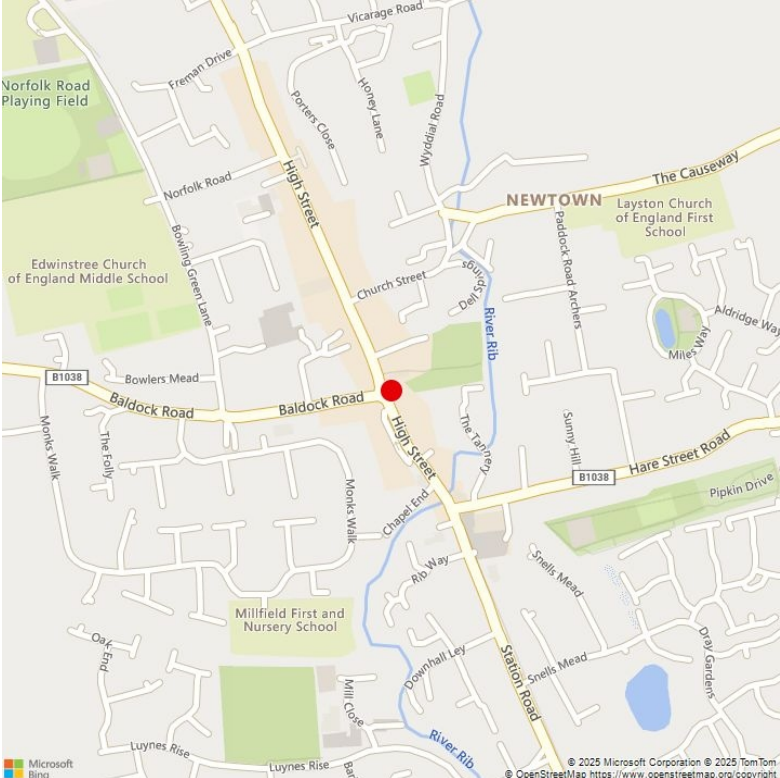
Lock-up shop with large frontage

Approx. 801.59 Sq Ft (74.47 Sq M)

**To Let**



14a, High Street, Buntingford, SG9 9AG



Description

The property comprises of a end of terrace lock up shop in the centre of Buntingford. The unit is serviced by its own WC and kitchenette and shares a service yard with the neighbouring tenant.

The unit would suit a variety of uses within class E, and benefits from a large glass frontage onto a main road. The property benefits from a metal electric shutter and additional storage space to the rear.

Location

Buntingford lies at the junction of the A507 and A10 approximately 4 miles south of Royston. The town is bypassed by the A10 and its road communications are excellent both North and South. The premises are located in a prominent location in the centre of Buntingford town with free short stay parking immediately outside and other parking options within easy walking distance.

Floor Area

Open plan retail	707.9 Sq Ft	65.76 Sq M
Rear storage	93.68 Sq Ft	8.7 Sq M
<b>Total</b>	<b>801.59 Sq Ft</b>	<b>74.47 Sq M</b>

Rent

£22,500 per annum exclusive

Business Rates

From online enquiries, we understand the current rateable value is £14,000 with rates payable in the order of £4,610 per annum.

VAT

The Property is not elected for VAT and therefore is not payable on the rent

Energy Performance Rating

Awaited

Legal Costs

Each party is to be responsible for their own legal costs.

### Viewings

Strictly by appointment via the  
sole agent - Aitchison Raffety  
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## AITCHISON RAFFETY



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