

# THE NEW INN

16a Market Square, Biggleswade,  
Bedfordshire, SG18 8AS



## PUBLIC HOUSE

WITH SEPARATE EXTERNAL STORAGE  
AND 3 BEDROOM RESIDENTIAL FLAT ABOVE

OTHER USES POSSIBLE, SUBJECT TO PLANNING

2,058 sq ft (191.3 sq m)

**TO LET**

## Location

Biggleswade is an expanding market town with a population as at the 2011 Census of 16,556 but has increased considerably since then. It is adjacent to the A1(M), approximately 45 miles north of London. There are excellent motorway connections via the A1(M) to the M25, approximately 25 minutes' drive. The A14 at Huntingdon to the north also provides easy access to both the M1 and the M6 to the north west are to the East Coast ports.

The property is located in the town centre, overlooking Market Square, close to its junction with St Andrews Street. There is a public car park and bus stops opposite the property. Nearby occupiers include Coral, Boots, Lloyds Bank, Greggs and Subway.

## Description

The property was previously occupied by Green King and is set out as ground floor public house. There is a commercial kitchen at the rear of the property.

The property is a timber framed Grade II listed building accessed via the front door which leads into the premises which is predominantly open plan. There are customer WC facilities, commercial kitchen, service yard and separate storage at the back of the building.

There is also a separate building to the left-hand side of the property which was previously used as a gin distillery. The property is available both on the basis the gin distillery is included, and without.

## Accommodation

The approximate net useable areas are as follows:

### Ground Floor

Ground floor	1,169 sq ft	108.59 sq m
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### Basement

Basement	224 sq ft	20.83 sq m
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### External

External Storage	150 sq ft	14 sq m
Gin Distillery	515 sq ft	47.88 sq m

### Total

Total net useable area	2,058 sq ft	191.3 sq m
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## Residential Accommodation

At first floor level there is residential accommodation providing a 3 bedroom flat with 2 bathrooms and a kitchen.

### First Floor

3 Bedroom flat	862 sq ft	80.12 sq m
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## Planning

There is currently a commercial kitchen in the property, however, we have not seen sight of any permissions issued with regard to change of use from A4 drinking establishments (now Sui generis) to A3 Restaurants & Café's (now E class). Any ingoing tenants should rely on their own investigations as to whether the property requires a change of use to undertake a food business or any other use.

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed for the whole or in part, subject to agreement.

## Rental

£45,000 per annum, exclusive.

The above rental to include the ground floor, first floor flat, basement, external storage and gin distillery.

Please ask for more information on the rental excluding the gin distillery.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £36,500. The UBR for 2022/23 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

# Brown&Lee

## Chartered Surveyors

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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.

All prices and rentals are quoted exclusive of VAT | Regulated by RICS

