



5 BREWERS YARD

Ivel Road
Shefford
Bedfordshire
SG17 5GY



FOR SALE/MAY LET.

SELF-CONTAINED OFFICE BUILDING

**MAY LET ON FLOOR-BY-FLOOR BASIS FROM 524 SQ FT
1,441 SQ FT (133.9 SQ M)**



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Location:

Shefford is a busy Mid Bedfordshire town and enjoys excellent access via the A507 Baldock to Ampthill Road at the junction with A600, approximately equal distance between Hitchin and Bedford.

To the east, the A1(M) junction 10 is approximately 5.5 miles which in turn provides access to the A14 at Huntingdon further north and the M25 and national motorway network to the south.

To the west junction 13 of the M1 is approximately 15 miles.

The mainline railway station at Arlesey is approximately 2.5 miles away which provides direct access to London King's Cross.

Description:

Brewers Yard is a restored section of the town's historic Malthouse and Brewery.

The scheme backs onto Ivel Road and faces inwards towards to an exclusive residential development.

There are 6 self-contained office buildings in the development with individual parking bays.

Accommodation:

The accommodation is arranged over three floors and generally open plan and provides the following approximate net useable areas:-

Ground floor	524 sq ft	48.7 sq m
First floor	667 sq ft	62.0 sq m
Second floor	250 sq ft	23.2 sq m

Total

Total net useable area	1,441 sq ft	133.9 sq m
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Features

- Slate roof with conservation roof lights
- Feature interior brickwork
- Carpeted throughout
- Air conditioning/cooling system
- Kitchen facility
- Allocated car parking

Price

£225,000 long leasehold.

The property is held on a lease for a period of 999 years commencing on the 25th March 2004.

The property is held under title number BD249596.

There is a ground rent payable of £200.00pa.

Service Charge

There is service charge to deal with the maintenance and repair of the common areas within the development. Further information on request.

Rental

The property may be available to rent on a floor by floor basis. More details on request.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £14,500. The UBR for 2023/24 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)

The Energy Performance Asset Rating is E-103. A copy of the EPC is available on 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.

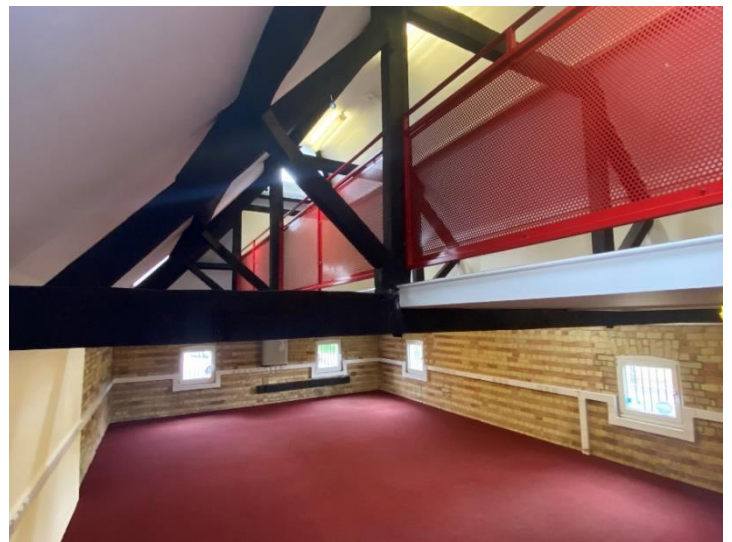
Important

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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





Brown & Lee Commercial Property Consultants LLP

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In association with: Brown & Lee Aylesbury.

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.