



# trudgill & co

Chartered Surveyors

The Clock House  
2 Bedford Street  
Amphill  
Bedfordshire MK45 2NB  
Tel: 01525 404343  
Fax: 01525 633100  
Email: post@trudgill.co.uk

**TO LET**  
**2nd FLOOR REAR OFFICE**  
**2 CHURCH STREET**  
**AMPHILL**  
**MK45 2EH**



Suite of two rooms on the second floor of this attractive town centre building in the Georgian market town of Amphill.

### **Description:**

Two inter communicating rooms on second floor with windows to the rear of the main room and shared wc facilities on the landing floor. The office is access from a pedestrian door off the Oxlet and two staircases. Window to the rear of Office 1 face north onto the Oxlet. Office 2 has a glazed roof light. Heating is by night storage heaters and a convector heater.

### **Floor Area:**

The floor areas and dimensions are briefly as follows:

Office 1 Area – 18.33m<sup>2</sup> (197.36ft<sup>2</sup>)

Office 2 Area – 7.73m<sup>2</sup> (83.22ft<sup>2</sup>)

**Total                    26.06m<sup>2</sup> (280.58ft<sup>2</sup>)**



R.C. Trudgill BSc(Hons) MRICS

**Basis of Occupation:**

It is proposed that the office is let on an inclusive basis to include electricity, building insurance and rent. The initial term will be 12 months.

**Legal Costs:**

The ingoing tenant will be responsible for the fee associated with the preparation of the Licence document £350 plus VAT.

**Deposit:**

A deposit of one quarter of the annual rent will be required.

**Insurance:**

Buildings insurance is included within the cost of the monthly rental.

**Rent:**

£430 per calendar month inclusive of electricity, building insurance and water rates.

**Rates:**

Business Rates are assessed as follows:-  
2<sup>nd</sup> Floor Rear Office Rateable Value £2,800.

**Viewing:**

**Strictly by appointment through Trudgill & Co. Tel: 01525 404343**

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