



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

4A STATION SQUARE, FLITWICK, BEDFORDSHIRE MK45 1DP



A ground floor shop with A2 permission, situated in the centre of Flitwick within easy walking distance of the station.

Description:

Self contained ground floor shop with open plan shop area. The premises has the benefit of storage and office areas with separate kitchen and wc.

Floor Area:

Open plan shop area	8.83m x 3.5m (max) - 28'11" x 11'5" (max)
Office/ Store area	2.20m x 2.115m - 7'3" x 7'6"
Kitchen	1.95m x 2.23m - 6'4" x 7'4"
Back Office with door to rear	2.60m x 3.20m - 8'6" x 10'7"
WC	
Total Net Internal Floor area:	45.26m ² (487 ft ²)



R.C. Trudgill BSc (Hons) MRICS

Rent:

£11,000 per annum exclusive of rates

Deposit:

3 months rent in advance

Insurance:

£300 per annum

Lease Terms:

A new lease is proposed. The tenant will be responsible for internal repairs and decoration. The cost of insurance and external repairs is recovered by way of a service charge. The length of the lease and other matters will be by negotiation.

Uniform Business Rate:

The rateable value of the property is £6,900 with rates payable 2010-2011 £2,738.99. Please confirm with Central Bedfordshire Council.

Legal Fees:

The tenant will be responsible for the landlord's legal fees. The tenant's solicitor will be required to give an undertaking of costs prior to the landlord producing a draft lease.

Viewing:

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

"Trudgill & Co for themselves, vendors or lessors of this property on behalf of whom they act as agent hereby give notice that:-

- (i) These particulars have been prepared as a general summary of the property only and are intended for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Trudgill & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or occupation and other details contained herein and prospective purchasers or tenants must not rely upon them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Trudgill & Co (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition; and
- (v) Trudgill & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars."