

**fisher
german**

35 High Street

Biggleswade, Bedfordshire, SG18 0JD

Freehold
Retail with ancillary offices

5,658 Sq Ft (524.1 Sq M)



For Sale / To Let



Amenities



Business Rates



Retail



Town Centre Location



EPC



Kitchen



Freehold

35 High Street

5,658 Sq Ft (524.1 Sq M)

Description

This is a terraced two storey commercial property formerly trading as Lloyds Bank occupying a highly visible position in the popular and busy High street in Biggleswade. Now available for sale with vacant possession.

Externally to the rear is vehicular access to a private car park holding approximately 10 cars.

The frontage effectively spans three individual shop fronts with a central personnel entrance leading to an open plan retail / customer area with several large offices, private meeting / consultation rooms and storage rooms.

The space has a suspended ceiling with inset lighting and air conditioning. The original stronghold safe room is still in place.

The first floor, accessible via two internal stairwells comprises of 7 offices ranging in sizes, storage rooms, a staff kitchen and rest area and male and female WCs.

The second floor comprises of a single open plan additional storage room.

Location

Located approximately 11 miles southeast of Bedford, 28 miles south-west of Cambridge and 45 miles north of London. The premises is located moments away from Market Square. Biggleswade benefits from strong transport links including proximity to the A1 and a railway station offering regular connections to London via the East Coast Main Line.

35 High Street in Biggleswade occupies a central and highly visible position in this historically significant market town. Its mix of preserved buildings, including listed properties, and evolving commercial premises creates a vibrant yet traditional streetscape that remains integral to Biggleswade's identity.

National retailers within a short distance include, Dominoes Pizza, Post Office, Hays Travel, Poundstretcher and Timpson's.

Locations

A1: 1 mile

A421: 9.6 miles

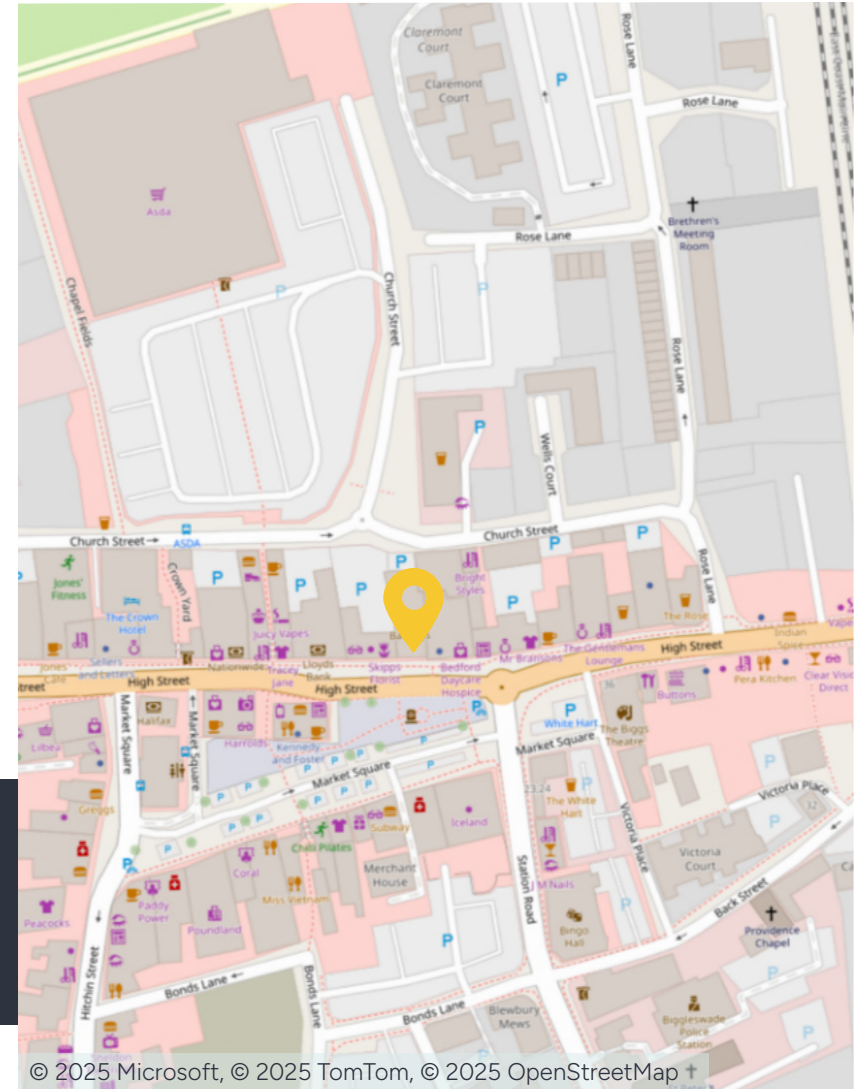
Sandy: 4.5 miles

Nearest station

Biggleswade: 0.4 miles

Nearest airport

London Luton: 24 miles



Accommodation

Description	Sq Ft	Sq M
Ground Floor	3,149	292.6
First Floor	2,278	211.7
Second Floor	231	19.8
Total	5,658	524.1



Further information

Tenure

Freehold.

Asking Price

This property is available to purchase at an asking price of £795,000 exclusive of VAT.

Asking Rent

This property is available to let by way of a new lease on terms be agreed at a rent of £70,000 per annum.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value £63,500

Rates Payable £31,686.50

2026/2027 Rates Payable 0.49p in the £.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

EPC

The EPC rating is E - 124.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

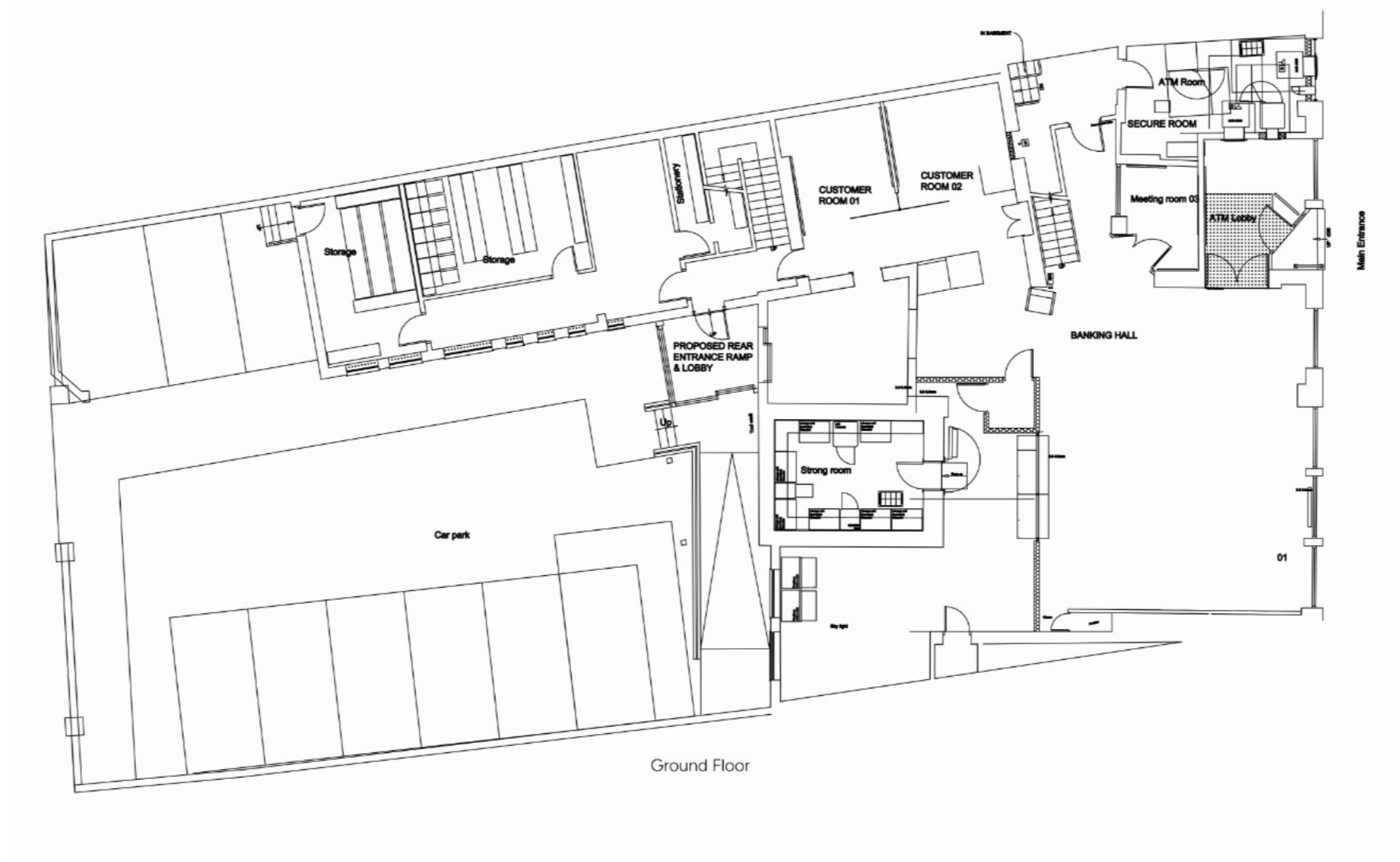
Location

Address: 35 High Street, Biggleswade,
Bedfordshire, SG18 0JD

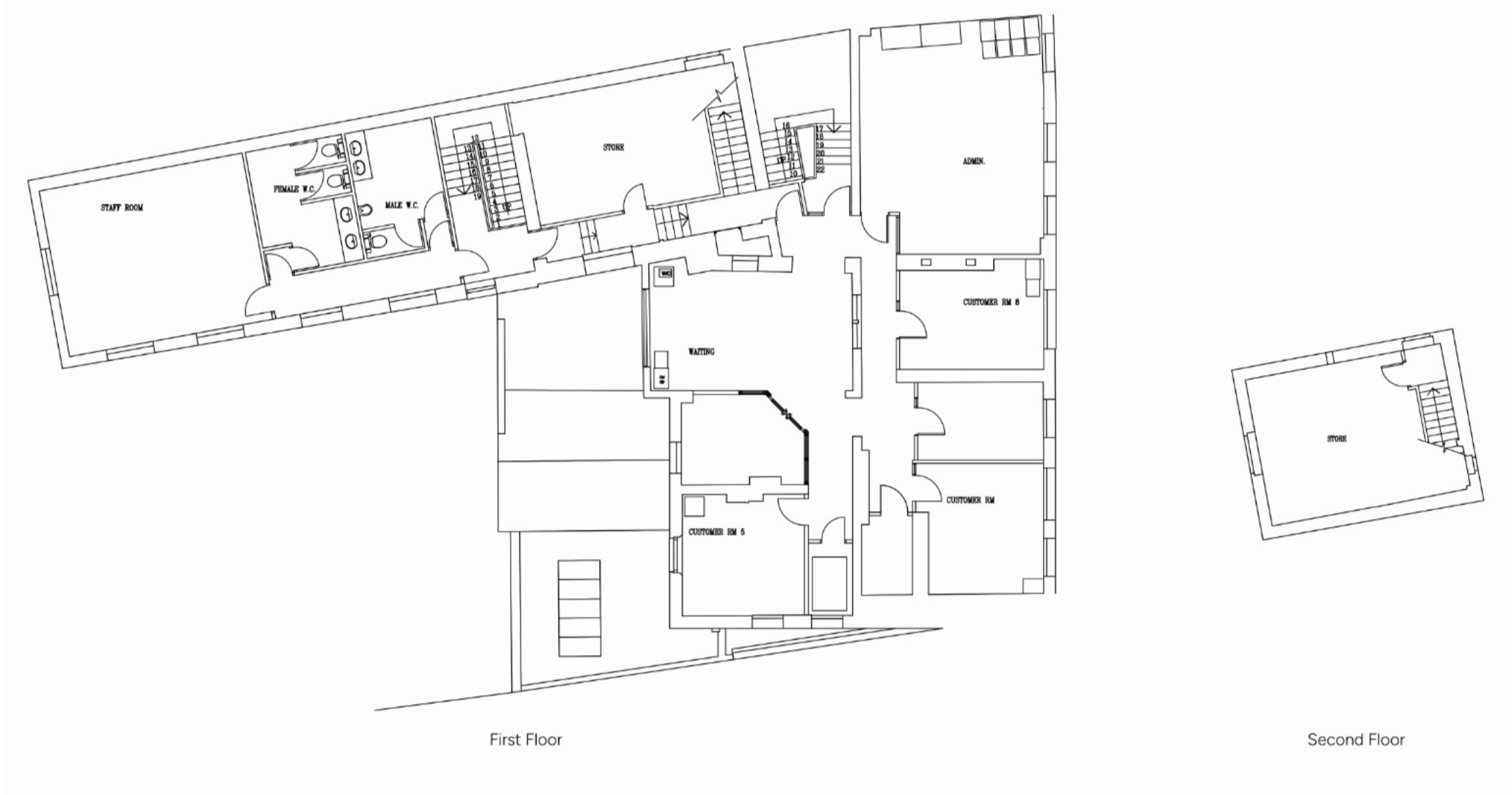
What3words: ///irony.cuff.rinse



Site plan



Site plan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mathew Brandon

07584 473 769

mathew.brandon@fishergerman.co.uk



Kerry Ward

07929 658 084

kerry.ward@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2026. Photographs dated April 2026.



This brochure is fully recyclable