



ESTATE AGENTS · SURVEYORS · VALUERS · PROPERTY MANAGERS & CONSULTANTS
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***THE ANNEX THE GRANARY HIGH STREET
TURVEY BEDFORDSHIRE MK43 8DB***



***RENT £12,000 PA
INCLUSIVE (LIGHT HEAT WATER)***



Stephen Oakley & Co for themselves and the Vendors of this property whose agents they are give notice that:-
2. The particulars are set out as a general guide only and do not constitute part of a contract or offer.
3. All descriptions and references are made in good faith but all intending purchasers must satisfy themselves by inspection of their correctness.
4. No person in the employment of Stephen Oakley & Co has any authority to make or give any representation or warranty whatever in relation to this property.
5. All offers for the property are made through Stephen Oakley & Co.

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A CHARMING TWO-STOREY OFFICE SUITE (APPROX 600 SQ FT) FORMING PART OF AN ATTRACTIVE PERIOD BUILDING, SET WITHIN PRIVATE WALLED GROUNDS IN THE CENTRE OF THIS SOUGHT-AFTER NORTH BEDFORDSHIRE VILLAGE.

THE PREMISES PROVIDE CHARACTER OFFICES WITH MANY PERIOD FEATURES AND BENEFIT FROM RADIATOR HEATING, SHARED KITCHEN AND WC FACILITIES.

IN ADDITION, THE PREMISES BENEFIT FROM TWO CAR PARKING SPACES.

TERMS AND TENURE:

- **Lease:** *New three-year lease agreement, available from 1st April 2023.*
- **Rent:** *£12,000 per annum, inclusive of light, heat and water, payable monthly in advance.*
- **Deposit:** *Equal to two months' rent.*
- **Business Rates:** *If applicable.
Rateable value £6,300, payable from 1st April 2023 at £3,149 per annum, however, subject to the tenant's status, there may be full relief available.*

OFFICE ACCOMMODATION:

Shared reception hallway with access to kitchen and male and female WCs.

Ground Floor Room: *Approx 212 sq ft*



First Floor Room One: 211 sq ft including staircase



First Floor Room Two: 159 sq ft



Car park



View opposite



AGENT'S NOTE:

Whilst we endeavour to make our property particulars accurate and reliable including all measurements, we must inform you that as estate agents we have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.

The purchaser is advised to obtain verification from their solicitor or surveyor to their own satisfaction.

***ALL VIEWINGS STRICTLY BY APPOINTMENT VIA
STEPHEN OAKLEY & CO (01234) 711800***