

3 HIGH STREET

Baldock
Hertfordshire
SG7 6BA



TO LET.

RETAIL UNIT

786 SQ FT (73.01 SQ M)



For further information please contact: **Tereza Halewood**

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Location:

Baldock is an historic market town with a population of approx. 10,000. The town is located 2 miles to the east of junction 9 of the A1(M) and the M25 being some 20 miles south of that junction. Luton International Airport is approx. 25 miles driving time away and access is also easily obtainable to Stanstead with Heathrow being approx. 1 hour drive.

The property is located at the northern end of Baldock High Street on the eastern side, adjacent to the junction of High Street and Whitehorse Street.

Description:

The property forms part of a redevelopment of the premises on a mixed commercial residential basis.

The retail unit will comprise of entrance hall leading into the front area of the retail unit with solid walls, although there is access provided to further room at the rear where the WC is located and a large lobby hallway area. The further room at the rear which provides access to stairs and potentially a basement if required.

The retail unit is to be constructed to a shell specification.

Accommodation:

Ground Floor

Retail area	786 sq ft	73.01 sq m
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Basement

Basement	43 sq ft	4 sq m
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Total

Total net useable area	1829 sq ft	77.01 sq m
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Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

Offers in the region of £18,500 per annum, exclusive.

If the basement is required, this will be a further £3,000 per annum.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £TBC. 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 D-99. A copy of the EPC is available upon 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.

