

3 HIGH STREET

Baldock
Hertfordshire
SG7 6BA



TO LET.

GRADE II LISTED SELF-CONTAINED GROUND FLOOR RETAIL UNIT

733 SQ FT (68.18 SQ M)



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

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

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 comprises of a self-contained ground floor retail unit. The property will be refurbished to provide white box specification providing a WC facility and small kitchenette.

Accommodation

Ground Floor

| | | |
|-------------|-----------|------------|
| Retail area | 733 sq ft | 68.18 sq m |
|-------------|-----------|------------|

Total

| | | |
|------------------------|-----------|------------|
| Total net useable area | 733 sq ft | 68.18 sq m |
|------------------------|-----------|------------|

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.

Rates

To be assessed.

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 Asset Rating is B-31 expiring on 5th September 2033, reference number: 6657-7601-8486-8539-6501. A copy of the EPC is available upon request.

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.

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.

