

**39 HIGH STREET**

Baldock  
Hertfordshire  
SG7 6BG



**FOR SALE.**

**MIXED-USE HIGH STREET INVESTMENT OPPORTUNITY**

GROUND FLOOR OF 1,552 SQ FT (144.18 SQ M)



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## Location

Baldock is a historic market town with a population of approximately 10,000. The town is located 2 miles to the east of Junction 2 of the A1(M) with the M25 being some 20 miles south of that junction. Luton International Airport is approximately 25 miles drive. Access is also easily obtainable to Stansted Airport, with Heathrow Airport being approximately 1 hours' drive.

## Description

The property is located on the High Street. The Freehold consists of a ground floor retail unit with High Street frontage, rear studio with independent access and two first floor flats. It includes the courtyard roadway providing access to the rear studio unit and communal stairwell to flats above.

## Accommodation

The approximate net useable areas at ground floor are as follows:

<b>Front Retail Unit</b>	854* sq ft	79.32* sq m
<b>Rear Studio</b>	698 sq ft	64.84 sq m

\* Measurements taken from VOA website.

### Retail unit

Let to Redman Stewart Ltd trading as Country Properties for a term of 10 years from 18<sup>th</sup> March 2024. The current rent is £17,500 per annum with an upward only rent review due on 18<sup>th</sup> March 2029 in line with RPI. There is a Tenant option to break on 18<sup>th</sup> March 2029 on 6 months prior notice. If the break is not exercised the Tenant will be granted 3 months' rent free from 18<sup>th</sup> March 2029 to 17<sup>th</sup> June 2029. The lease is inside the Landlord and Tenant Act 1954 and is effectively FRI. This Tenant has been in occupation since 2004.

### Rear studio

Currently vacant, formerly a used as a textiles workshop. The property consists of ground floor studio space with WC and kitchen facilities. It has independent access via a double doors from the courtyard, suspended ceiling and LED lighting. This ERV for this is unit is circa £13,000 per annum.

### Residential upper parts

Flat 39a is a one-bed first floor flat. Let on a 125 year long Leasehold basis from 29<sup>th</sup> April 2005 at an annual ground rent of £150, rising by £25 per annum every 25 years.

Flat 39b is a two-bed first floor flat. Let on a 125 year long Leasehold basis from 18<sup>th</sup> March 2005 at an annual ground rent of £150, rising by £25 per annum every 25 years.

## Price

Our client is seeking offers in the region of £315,000 for the Freehold.

## Title

The Freehold is held under Title No.s HD389568 & HD426427

There is a restrictive covenant on the access way which favours the residential to the rear.

## Service Charge

The Freeholder is responsible for the maintenance of the roof and externals under the lease terms, and internal communal staircase leading to first floor. Costs of repairs are borne by the tenant(s) on an apportioned basis.

## Features

- Busy High Street location
- Long standing retail tenant
- Courtyard entrance
- Potential for reconfiguration of the rear ground floor studio – subject to necessary consents.

## Planning

We have made online enquiries of North Herts District Council's website, which shows no current, historic or pending planning applications dating from the last 10 years. We assume the property has appropriate consent for its use as a studio workshop and office, falling within use Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

## Energy Performance Certificate (EPC)

The current EPC rating is 51 – C, expiring 22 February 2034. Certificate number: 4253-9926-1830-5716-2607.

## 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

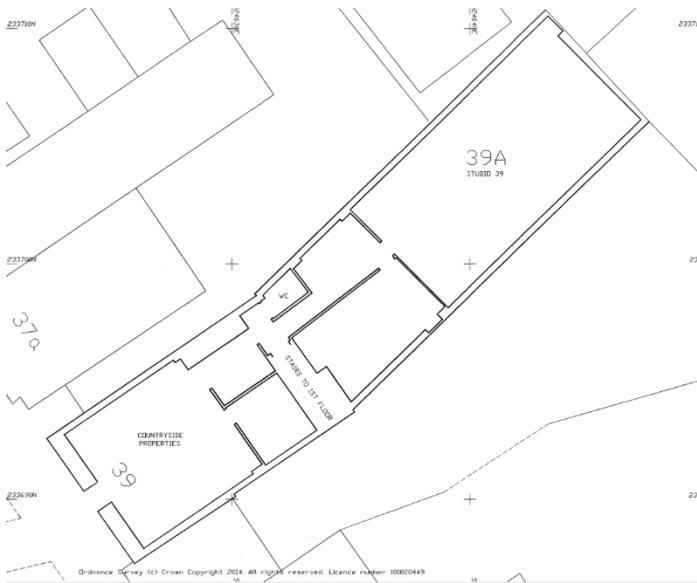
The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



### Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and 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.

### Ground floor plan



### Rear Ground Floor Studio



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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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