

# Satchells

7 Brand Street, Hitchin Hertfordshire. SG5 1HX

Web site: [www.satchells.com](http://www.satchells.com) E-mail: [commercial@satchells.co.uk](mailto:commercial@satchells.co.uk) Tel: 01462 600900

## **FOR SALE**

### **Investment opportunity**

### **Freehold Industrial Unit**

### **Current businesses unaffected**



## **Unit 4**

### **London Road Industrial Estate,**

### **Baldock, Hertfordshire. SG7 6NG**

### **Freehold £435,000**



*Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.*  
*Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978*  
*Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch, and Derek Hilditch*  
*Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH.*  
*Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire. SG6 2TU.*



### In Brief:

Located on the London Road Industrial Estate on the southern side of this historic market town with good road access to the A1m both North and South.

About 6,064 Sq. Ft. Gross Internal Area divided into 6 self-contained units (referred to as sections of unit 4) which are let on commercial leases generating a gross rental income of £34,464 per annum with sections 3,4,5,6,7 being let separately on individual leases and sections 8 & 9 let together on the same lease. To the side of the building is parking for each section. Please note sections 1 and 2 of the unit (To the rear) have been sold separately.

In the main most of the units are self-contained with kitchen and toilet facilities. Each unit is rated separately for Business rates and EPCs.

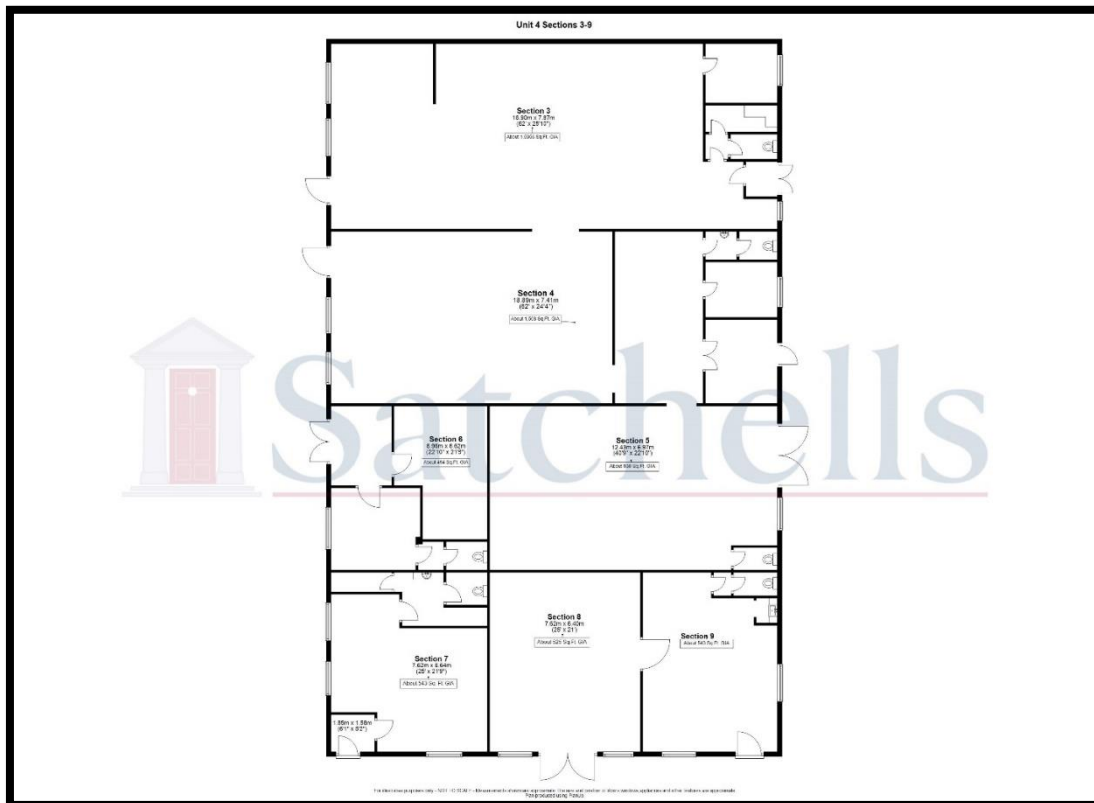
**Development:** Subject to obtaining all relevant permissions, and whilst no formal investigation has been undertaken the unit sits on a development with some multi storey buildings and as such it is our opinion there is potential for the addition of either 1 or 2 more floors.

**EPCs:** All sections are rated separately for EPCs and fall within the ratings of 'D' & 'E'

**RATES:** All sections are rated separately for business rates

**VAT:** All prices quoted are exclusive of VAT.

**Viewings:** By prior appointment through Satchells, telephone 01462 600900.



**Draft particulars subject to change.**

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; Tenure, user class, rates, leases and VAT before entering into a purchase or lease.

