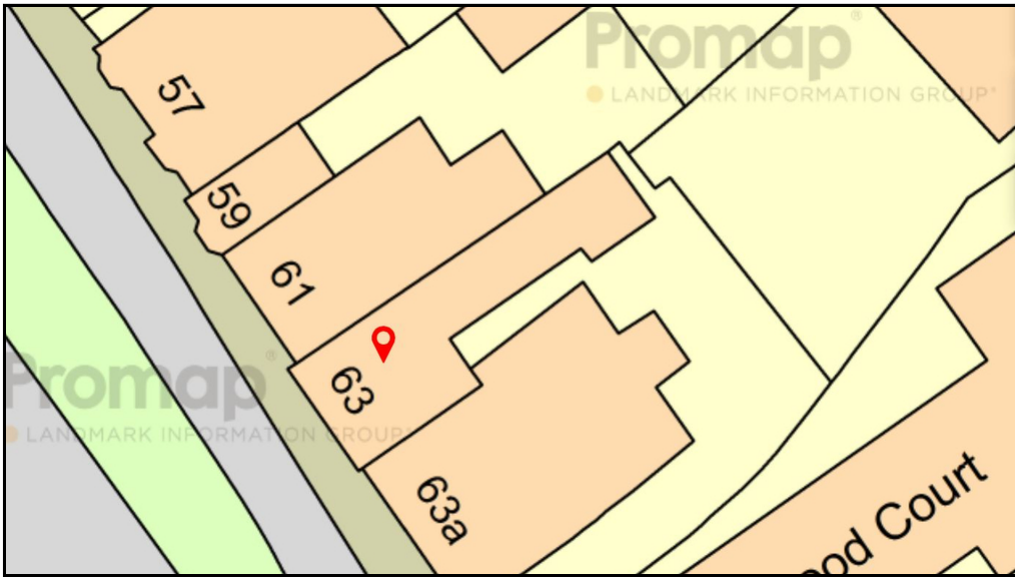
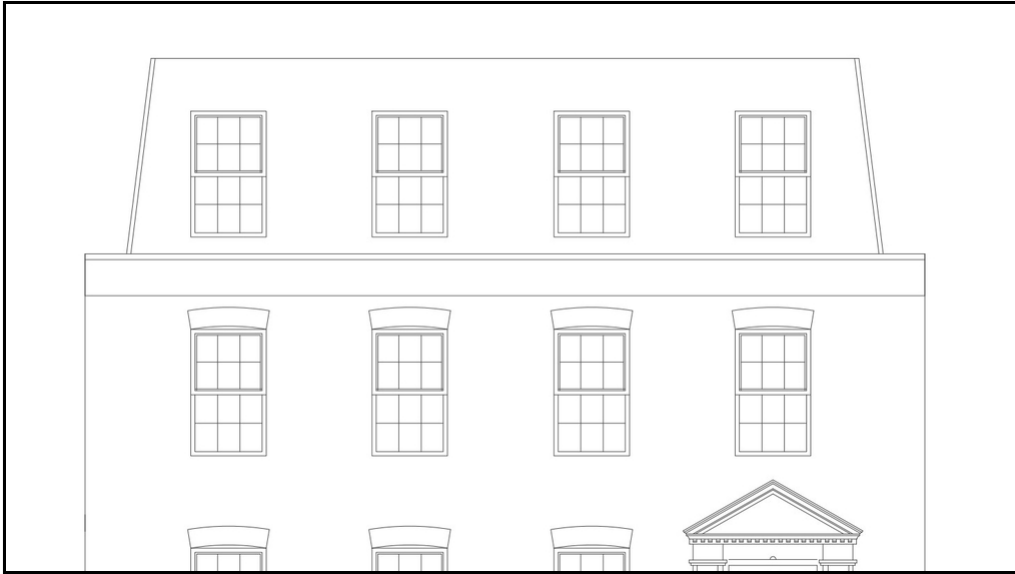




63a High Street, Baldock, Hertfordshire. SG7 6BG





Residential Development

P.O.A. Freehold

Conditional and unconditional offers considered to purchase a freehold building on the High Street in Baldock.

The Building may lend itself for demolition or the ground floor retained and apartments built above. One solution would be to retain a commercial element to the front and create a Two bedroom to the rear and six one bedroom flats above.

Please refer to plans enclosed.

The GDV reflecting this would be CICRA £1,715,000.

We have agreed with the neighbouring property to build up against their wall and compensate for the loss of the window, this payment would be £30,000. A pedestrian right of way from the rear to the High Street needs to be retained.

- Freehold
- Dental Practice
- Potential to develop above
- Town Centre location
- Multiple treatment rooms
- EPC: TBC

Commercial Unit: 630Sq Ft

£150,000

Flat 1: 708 Sq Ft

2 Bedrooms £285,000

Flat 2: 540 Sq Ft

1 Bedroom - £215,000

Flat 3: 590 Sq Ft

1 Bedroom - £225,000

Flat 4: 520 Sq Ft

1 Bedroom - £200,000

Flat 5: 540 Sq Ft

1 Bedroom - £215,000

Flat 6: 590 Sq Ft

1 Bedroom - £225,000

Flat 7: 520 Sq Ft

1 Bedroom - £200,000



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



