



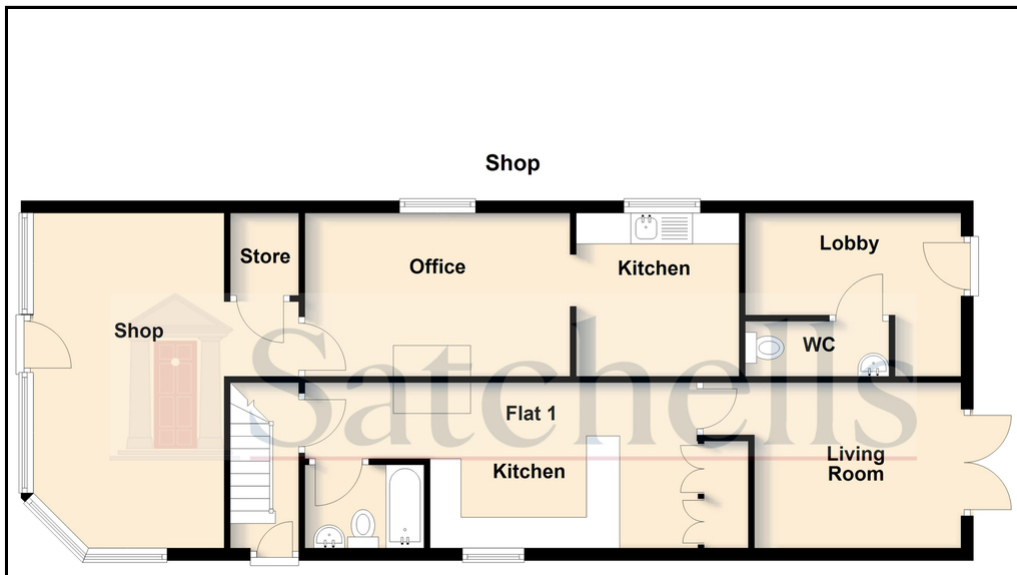
Whitehorse Street, Baldock, Hertfordshire. SG7 6QB





## 4 Bedroom Detached House £700,000 Freehold

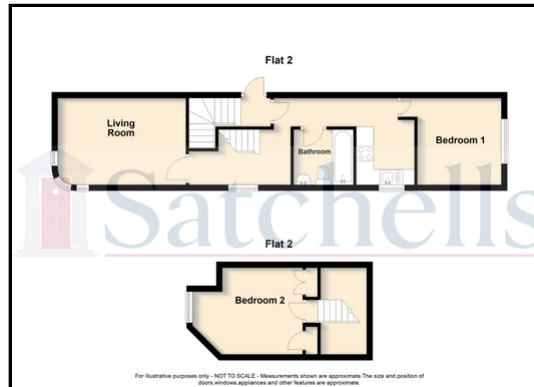
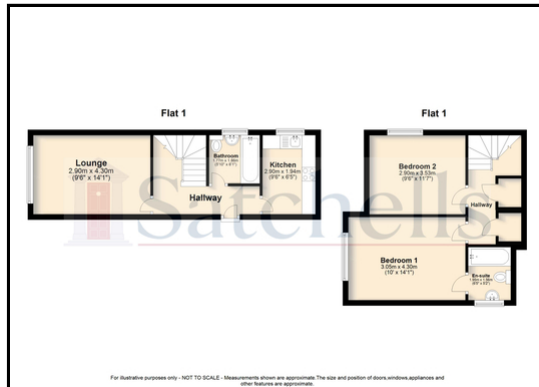
This is a rare opportunity to purchase a freehold property with a GDV of £880,000 in the heart of old Baldock town, quite literally within strolling distance of the wide Georgian high street, coffee shops, pubs, restaurants, and the train station. The freehold has a commercial property on the ground floor and 3 two-bedroom apartments to the rear and above, they are all currently generating an income of £40,260 per year.



- Freehold building
- Town centre location
- Annual income of £40,260
- Future capital growth and increases in rent
- Strolling distance of train station
- Pubs, café and restaurants on your front door

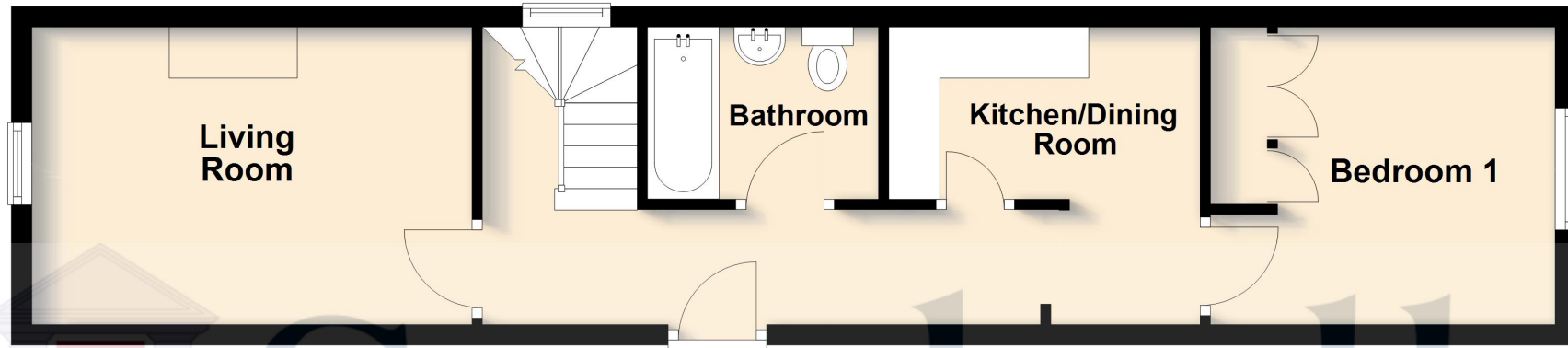
## General Description:

The commercial unit on the ground floor is let until 2029 to a sports therapist, also on the ground floor there is a lovely 2-bedroom apartment with an outside space to the rear ideal for a bistro table and chairs. Above we have two beautiful and particularly spacious duplex apartments. The value of the properties reflecting today's current market in the opinion of the agent would be approximately £880,000, which is generating a rental income of £40,260 per year, there is we believe future capital growth and increases in the rental income. For a limited period only our vendor would consider selling this freehold opportunity for £700,000.



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.

### Flat 3



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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.