

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

To let. Town Centre Restaurant premises.



**1A Church Street, Baldock,
Hertfordshire. SG7 5AE**

Rent: £35,000 Per Annum

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:

Situated in the heart of the Historic market town of Baldock the Former George Hotel is being converted to a mix of smaller self-contained Restaurant, bar, retail and residential accommodation.

The restaurant accommodation is located on the ground floor and is about 165 Sm. (1,775 Sq. Ft. Gross internally and is self-contained with own entrances, kitchen, prep and cleaning areas, dining area for about 60 covers comfortably and own toilets. In addition there is a shared cellar space for storage and outside bin store area.

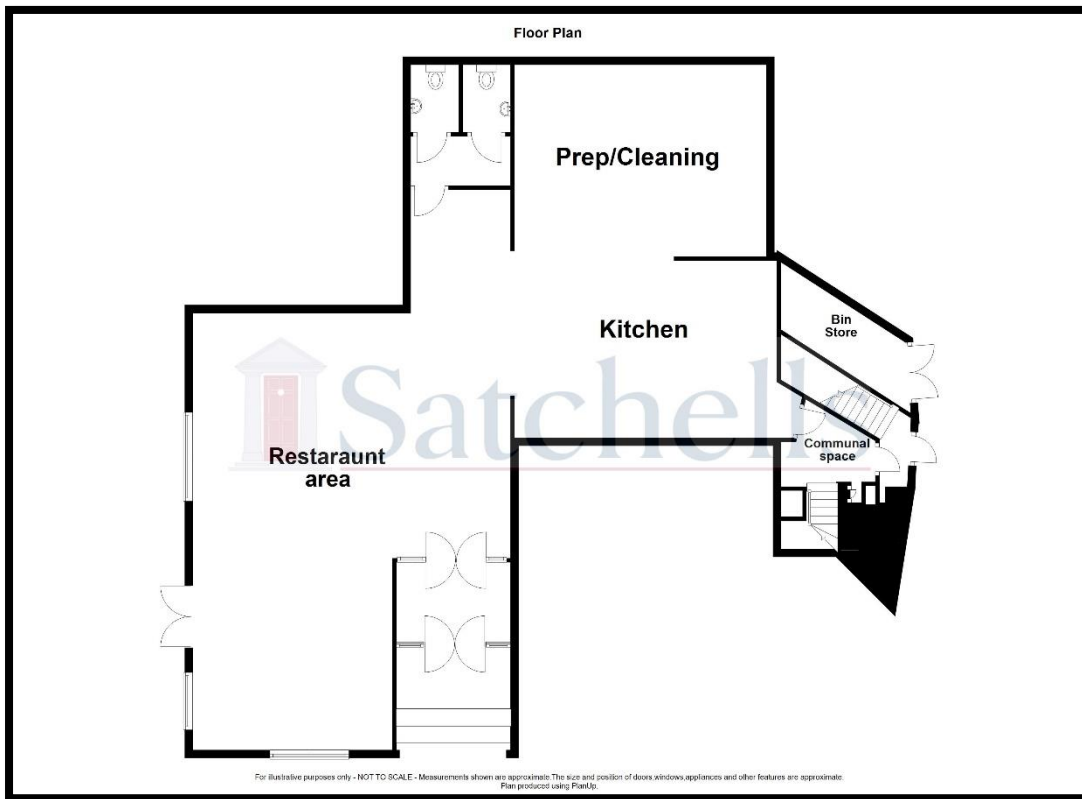
Predominately open plan with diners being able to view the kitchen area there is scope to rearrange the layout internally however the new tenants wish (subject to Landlords consent and any planning and compliance regulations being met).

Available on a new lease with the additional option to purchase the existing kitchen equipment.

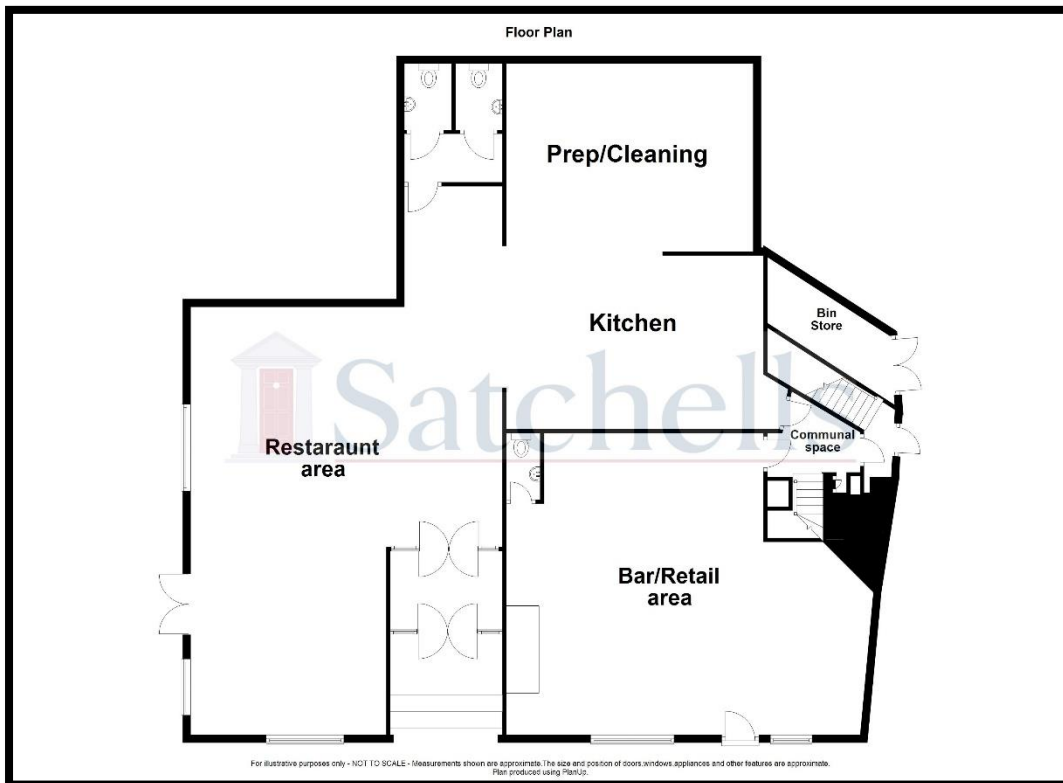
- Use:** Restaurant use
- Terms:** Flexible terms available but we anticipate a lease of 15 years plus being preferable to Landlord.
- Rent:** Paid quarterly in advance with a rent deposit equivalent to one quarter rent required.
- Rent Reviews:** Upwards only rent review pattern to be agreed subject to length of lease taken.
- Rates & Utilities:** Tenant to pay all own utility charges and the rates. The premises will be subject to re-rating once the division is complete.
- Responsibilities:** Tenants responsible for internal repair and decoration and Landlords fixtures and fittings. Landlord responsible for external repairs to building.
- Insurance:** Landlord to insure the building with the Tenants refunding as insurance rent.
- VAT:** All fees and prices are quoted exclusive of VAT.
- Costs:** Each party to pay their own legal costs.
- EPC:** TBC once division is complete.
- Agents Notes:** Please be advised the measurements mentioned have been taken from drawings provided to Satchells and their accuracy is not guaranteed.
- Viewings:** By prior appointment through Satchells, telephone 01462 600900



Floorplan 1A Church Street.



Floor plan of ground floor commercial units.



Draft details not yet approved by clients and could be subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate. Satchell's 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; user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.



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