



1b & 1c Mansfield Road, Baldock, Hertfordshire. SG7 6EB







## 3 Bedroom House (unspecified)

### £350,000 Freehold

A three storey freehold detached property situated in the heart of Baldock, just off the lovely majestic wide Georgian High Street.

The building comprises of a one bedroom and a two bedroom apartment with a vacant 40 cover restaurant on the ground floor.

The ground floor has potential to convert to a flat or could be used as an office, restaurant, coffee shop or craft beer. Any of these would compliment the existing business on the high street.

The rental income from the flats is currently £12,960 and historically the rent for the restaurant was £13,500 per year. The potential return of investment is 7.56% with a purchase price of £350,000

- Freehold
- Two flats above - A one bedroom and a two bedroom
- Convenient location
- Income per year, circa £26,500 or a 7.56% yield
- Close to free parking
- Ground floor restaurant with 40 covers.
- Contents of the restaurant and kitchen are not included.
- Awaiting council tax band
- Flats 1b & 1c EPC - E

## Outside:

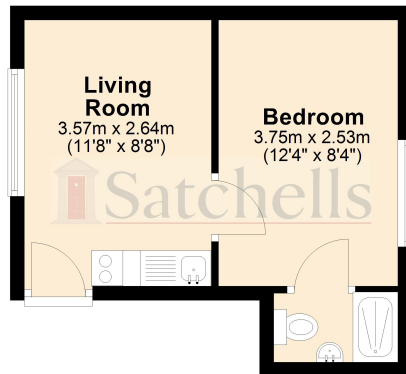
### Rear:

To the rear of the property there is a shared area with a large wooden storage shed. In summary a rare opportunity to buy a restaurant or Café, Pizzeria, Indian restaurant or similar with residential flats above, situated in a prosperous and busy town location just off a beautiful and very busy wide Georgian High Street with ample free parking.



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.

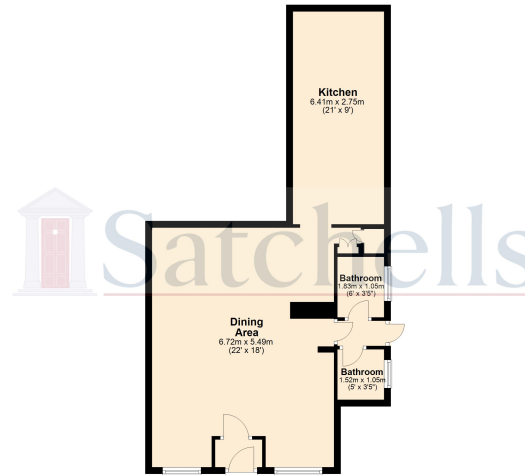
## First Floor



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.

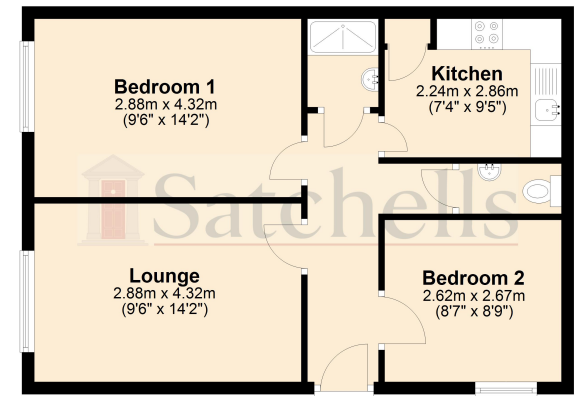
## Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



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