

Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1HX

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For Sale

Investment and development opportunity



27- 29 Whitehorse Street, Baldock. SG7 6QF

Freehold £385,000



Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.

Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH

Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch ARLA, and Derek Hilditch AICBA



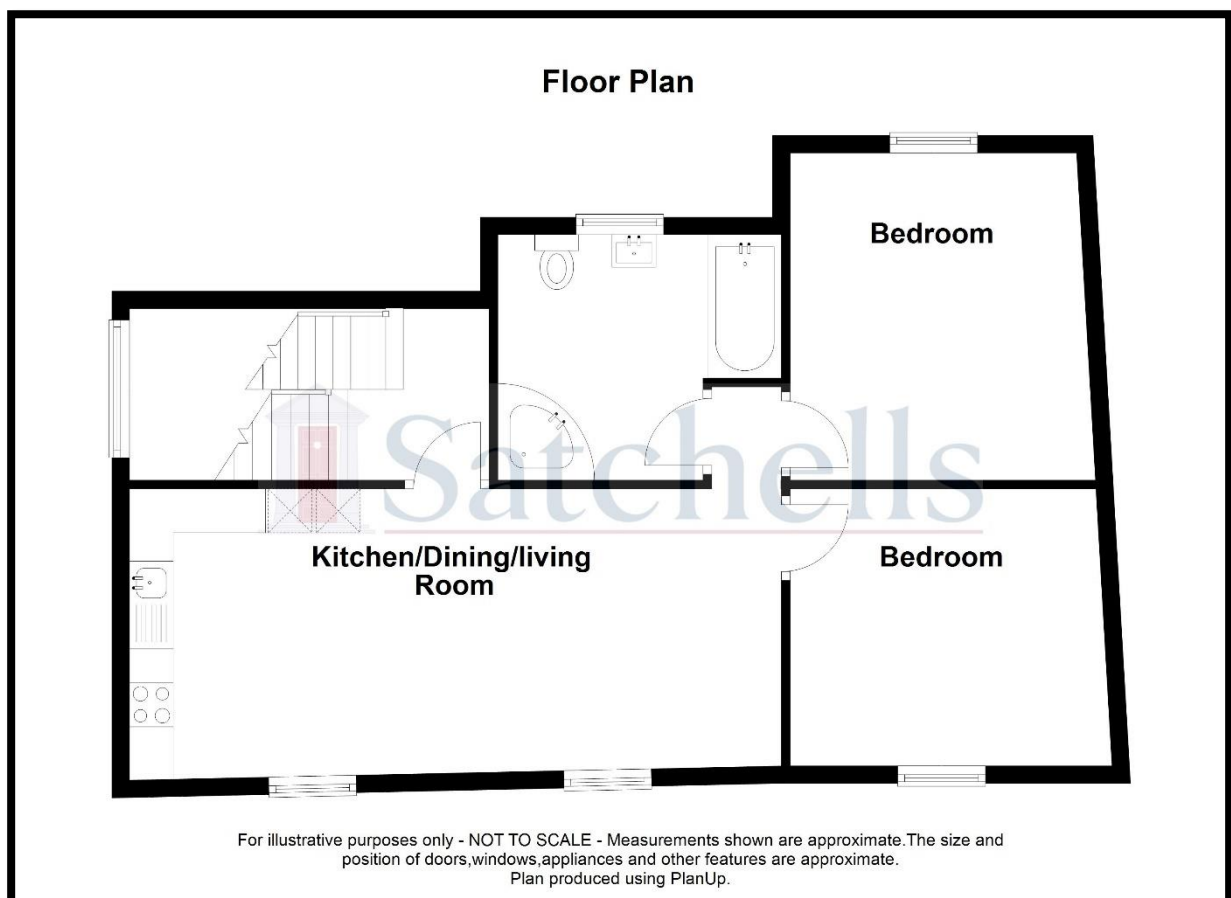
Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978 Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth, Hertfordshire. SG6 2TU

2 Story building with commercial use on the ground floor and planning permission granted to convert the first floor to residential.

Originally 2 dwellings but subsequently combined on the ground floor to create a lock up shop with first floor storage, together with separate first floor offices and toilet with independent access. Planning permission has been granted to retain the retail ground floor element with the addition of a kitchen and toilet, with the first floor being combined to create a separate and generously proportioned 2 bedroom apartment with open plan kitchen/Dining/ living Room and bathroom. 1 parking space and some outdoor space to the rear.

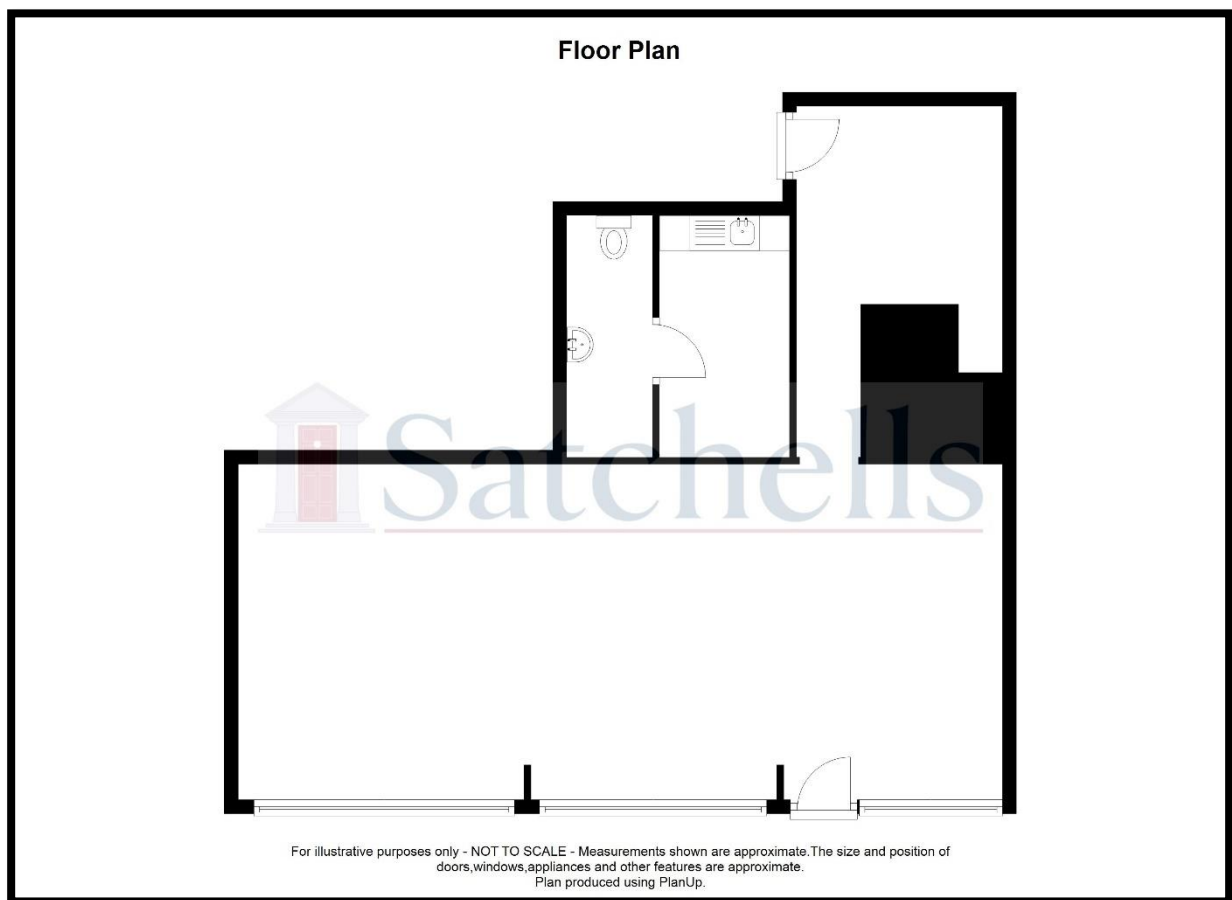
The first floor currently comprises on one side of the building stairs to the first floor from the rear of the building with open plan layout and kitchen and toilet off the landing. A solid wall separates this side from the other which comprises 2 rooms and a toilet.

Indicative plan below:



The ground floor about 745 Sq. ft. net internal area is currently vacant and predominately open plan with good window frontage, stock and storeroom to the rear and once installed a kitchen and toilet. It is available to let on a commercial lease under a user class of 'E' and formally a retail premises at £18,000 per annum.

See indicative plan below:



All in all an ideal opportunity to buy and occupy the whole, or let the whole, or occupy part and let the remainder.

Values: It is our opinion the retail element of the ground floor should let at circa £18,000 per annum, with subject to finish the first floor apartment should be worth circa £325,000 and would let at circa £1,200 PCM reflective of the current market conditions at the time of listing the premises to market.

EPC: Rated as 'D' 78 valid until 25th July 2028

Rates: The VOA website provides a rateable value of £10,000

VAT: All prices quoted exclusive of VAT

Viewing arrangements: by appointment in the first instance via Satchells.

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; user class, rates, and VAT before entering into a purchase or lease.



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