



Mansfield Road, Baldock, Hertfordshire. SG7 6EB







## 3 Bedroom Residential Development £425,000 Freehold

A Freehold 40 Cover restaurant for sale with residential apartments above that are Let. This commercial and residential property is situated just off the majestic wide Georgian High Street within strolling distance of ample free parking and the train station. Baldock is an affluent town and has other eateries but there are gaps in the market for alternative dining experience perhaps, a Thai restaurant, a Burger experience, Vegetarian or Vegan. Alternatively the ground floor could be used as a convenience store, or a wine or Craft Beer shop or Offices or various other uses. This Freehold property comprises a vacant restaurant on the ground floor with 40 covers and two flats above, a one bedroom and the other a two bedroom, these are currently let generating an income of £12,960 per annum. The ground floor restaurant has approximately 40 covers and when rented out previously generated an income of £13,500 per year. The property has generated an income of £26,500 per annum or 6.2% at £425,000.

- Freehold
- Two flats above - A one bedroom and a two bedroom
- Income per year, circa £26,500 or 6.2% yield
- Convenient location
- 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:**

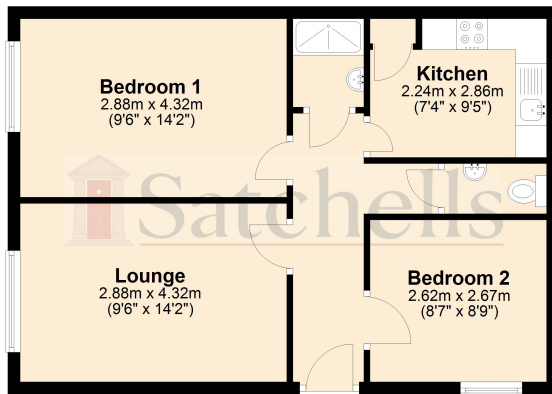
**Rear:**

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.

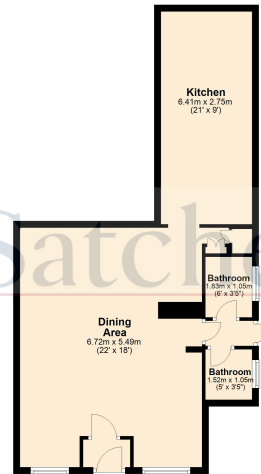
### First Floor



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.

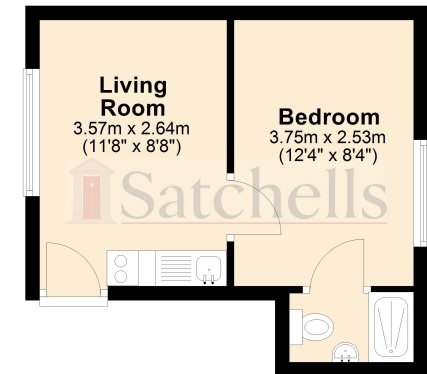
### Ground Floor

Approx. 22.0 sq. metres (59.9 sq. feet)



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