

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 Wine Bar/Retail premises.



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

Rent: £25,000 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 Bar and retail accommodation is located on the ground floor and is about 62 Sq.m. (667 Sq. Ft. Gross internally and is self-contained with own entrance. In addition there is a shared cellar space for storage and outside bin store area.

Predominately open plan with raised area which would ideally suit the location of a bar area.

Use: We understand planning permission is granted for use as a wine bar or retail use.

Terms: Flexible terms available but we anticipate a lease of 5 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.

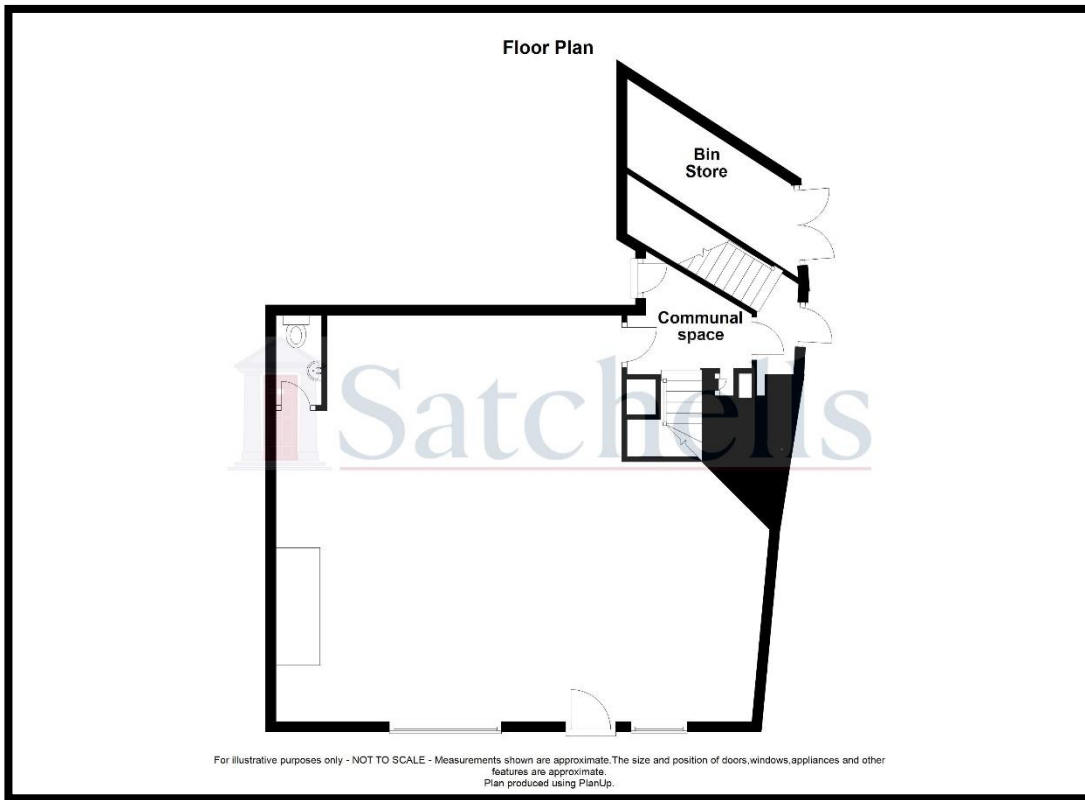
EPC: TBC once division is complete.

Agents Notes: Please be advised the measurements mentioned have been taken from drawings provided to Satchells and their accuracy is not guaranteed.

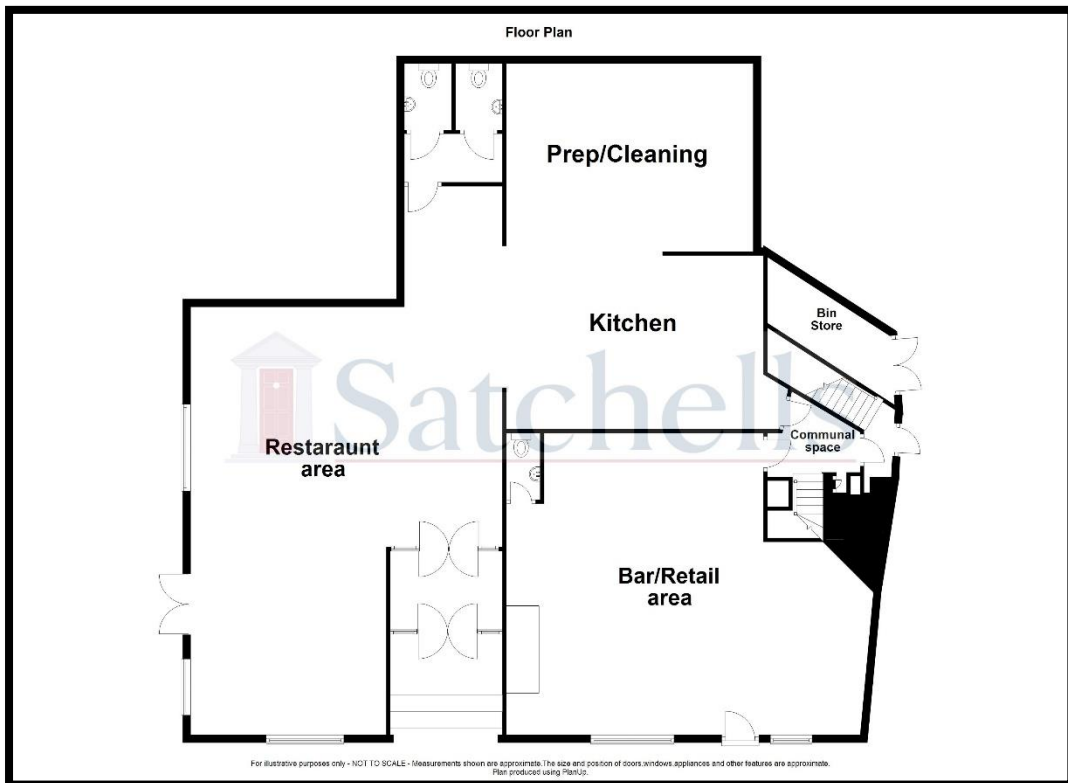
Viewings: By prior appointment through Satchells, telephone 01462 600900



Floorplan 1B 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 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. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.