

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 Business premises.



**27-29 Whitehorse Street, Baldock,
Hertfordshire. SG7 6QF**

Rent: £18,000 Per Annum



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

In Brief:

Ground floor business premises of about 745 Sq. Ft. Net Internal Area comprising of an open plan retailing area to the front of about 36' x 15' with good window return along the front of the building. Stock room / office space behind of about 10'5" x 9'4" plus recess. Kitchen and toilet facilities.

Set within the main town centre of the historic market town of Baldock with good levels of passing trade, and public parking to the front this would suit any retailing outlet looking for a visual position within the town centre or professional firm looking to utilise a good window display.

Use: We understand that A1 Retail use applies (Now E). Some other uses would be considered by the Landlord. No Hot Food Takeaway.

Terms: Flexible terms available but we anticipate a lease in multiples of 3 to 5 years 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 VOA web site provides a rateable value of £10,000 (see Agents Notes)

Responsibilities: Tenants responsible for internal repair and decoration and Landlords fixtures and fittings.

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: Rated 'D' 78 (valid until July 2028).

Viewings: By prior appointment through Satchells, telephone 01462 600900

Agents Notes: Please note, the details above and floor plan are indicative of the premises once works are completed. Currently the shop premises have first floor accommodation which will be separated and not included, at the same time a kitchen and toilet facilities will be installed in the location of the current fireplace. The current VOA figures include a first floor element which is not included in the tenancy, and as such the rateable value will likely change when rerated after the works are completed.



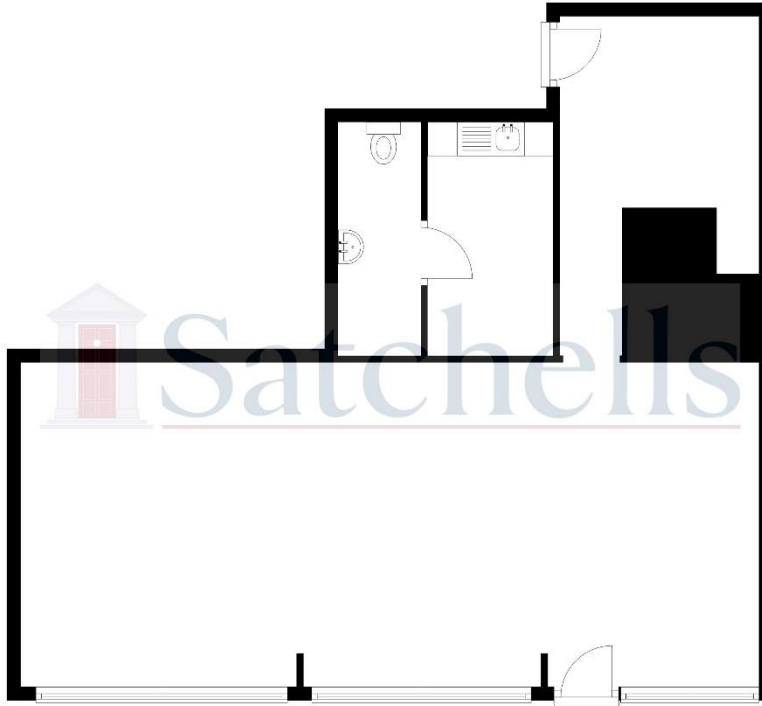
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Floor Plan



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.



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.



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