

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

Freehold, High Street Building. A Multi Treatment Room Dental Practice for Sale



63a High Street, Baldock, Hertfordshire. SG7 6BG



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

Guide Price: Price on Application

Freehold

In Brief: A rare opportunity, due to retirement, to purchase a freehold Dental Practice with potential for 4 surgeries situated on the High Street in Baldock Hertfordshire, with the added benefit that you could subject to planning build perhaps 6 one apartments above or less 2 bedroom apartments and this could generate reflecting current market conditions a potential income of £54,000 per annum or a Gross Developed Value of £1,080,000, we have enclosed a possible layout.

The Dental practice is well known and is highly regarded and benefits from being located on a very busy high street with a high volume of passing trade and enjoying a convenient and prominent location with an abundance of free parking close by making it very convenient for patients and visitors.

The building currently is designed with the potential to access from the front and rear, and this could allow for a complimentary business to run alongside dentistry, perhaps Cosmetics, physiotherapy therapy, a Beautician, or other complementary related businesses. To the rear an entrance hall that leads to a waiting area and reception desk, there are also two separate toilets and storage cupboards. There are three surgical rooms and a decontamination room as well as a large office space, but this can be reconfigured to create four surgeries. The room currently used as a storeroom, formerly housed further radiographic (OPG) facilities, relevant lead shielding has been built into the walls of the treatment rooms for the use of radiographic equipment although any purchaser would, be required to ensure any installation is tested by an appropriately trained Radiation Protection Adviser. The existing medical equipment could be available by separate negotiation.

VAT: All fees and prices are quoted exclusive of VAT.

Costs: Each party to pay their own legal costs.



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EPC: Available upon request.

Viewings: By prior appointment through Satchells, telephone 01462 600900



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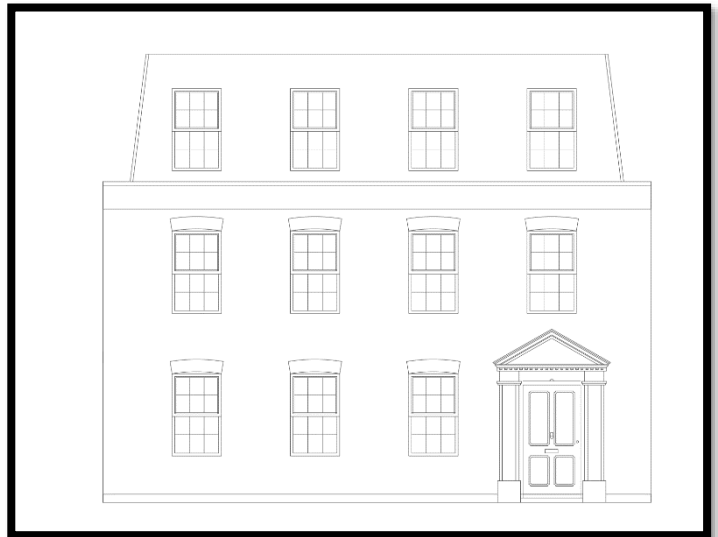
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An approximate layout and proposed elevation and development potential



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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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