

Satchells

Station Place, Letchworth
Hertfordshire. SG6 3AQ

01462 600900
commercial@satchells.co.uk
satchells.com

To let. Town Centre Business premises.



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

Rent: £30,000 Per Annum

Unrivalled in property since 1922

Sales & Lettings, Commercial Property, Land, New Homes and Property Management.
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.
Directors: John Hilditch, 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 commercial and residential accommodation.

The commercial accommodation is located on the ground floor about 99 Sq. M (About 1,065 Sq. Ft.) Gross internally and is self-contained and is generally open plan with own entrances and toilet. In addition there is a shared cellar space for storage and outside bin store area.

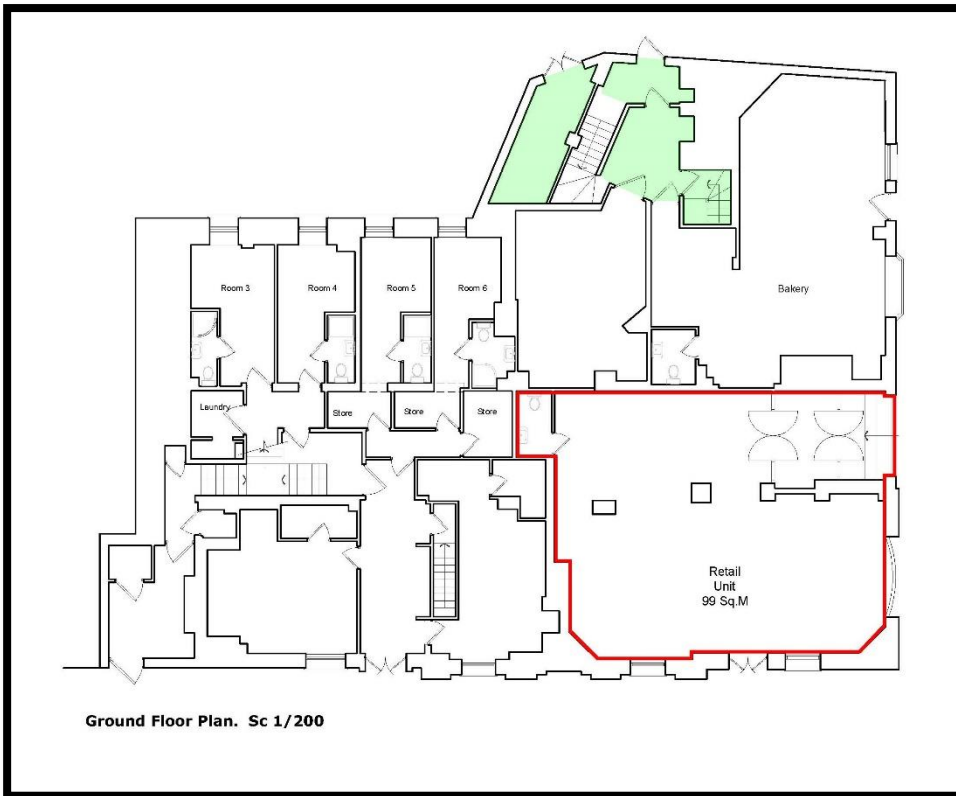
- Use:** Any use under user class 'E'; would be considered by the Landlord.
- Terms:** Flexible terms available but we anticipate a lease of 15 years plus being preferable to Landlord.
- Rent:** Paid quarterly in advance with a rent deposit equivalent to one quarter rent required.
- Rent Reviews:** Upwards 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
- References:** Any letting will be subject to satisfactory referencing taken up by the agent for which there is a non-refundable charge payable by the proposed tenants.

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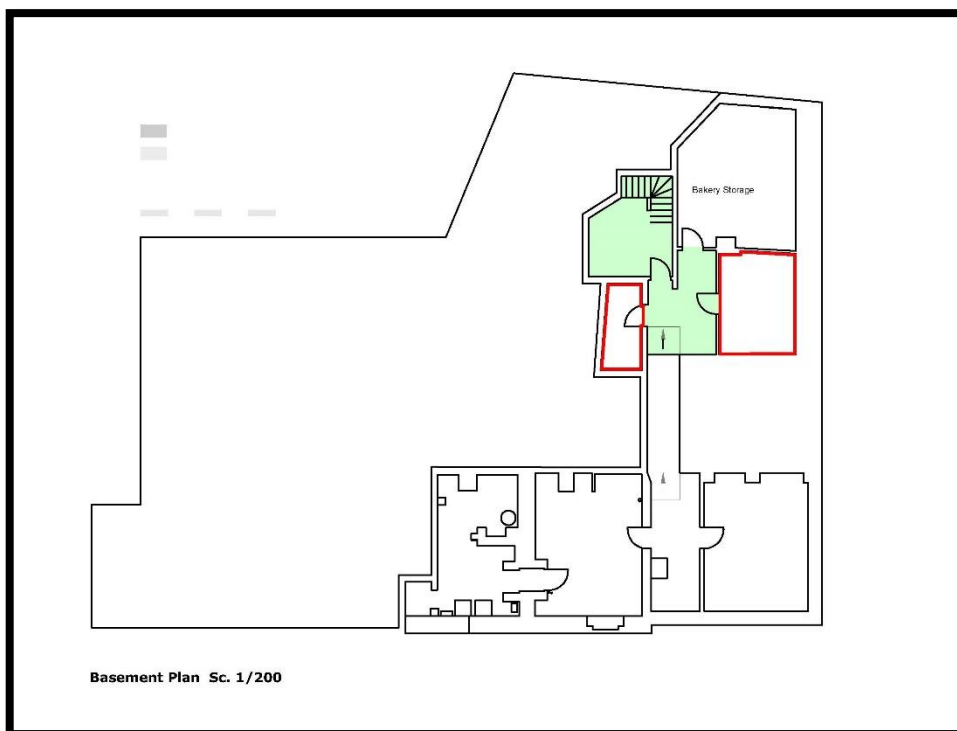
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Floorplans:
Ground floor demise defined by red line



Cellar space defined by red line



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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