

Baldock - 3-5 & 5B Hitchin Street, Hertfordshire SG7 6AL
Freehold Grade II Listed Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £375,000
- Rental Income: £15,000 p.a. + Vacant Flat
- ERV once fully let £30,600 p.a. GIY: 8.16%
- VAT is applicable to this property
- Comprises triple fronted ground floor shop and 2-bed residential flat above
- Situated in the heart of the town centre with occupiers nearby including Restaurant, Café, Takeaway`s, Butcher`s, Convenience Store and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No.3-5 (Ground Floor)	Retail Shop: 75 sq m (808 sq ft) Open plan retail, kitchen, wc, storage	The Beauty & Soul Collective Ltd (with personal guarantee)	7 Years from 14 April 2026	£15,000	Note 1: FRI Note 2: Rent review every 3rd year linked to RPI Note 3: Tenant option to determine in the 5th year with min 6 months notice Note 4: Deposit held of £3,510
No.5B (First Floor)	Residential Flat: 78 sq m (840 sq ft) 2 bedrooms, kitchen, living room, bathroom	Vacant		ERV: £15,600	
Total				£15,000	
ERV				£30,600	

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Property Description:

The property comprises triple fronted ground floor shop t/a Beauty Salon & Tattoo with large self-contained 2-bed flat at first floor, providing the following accommodation and dimensions:

Ground Floor: 75 sq m (808 sq ft)

Open plan retail, kitchen, wc, storage

First Floor: 78 sq m (840 sq ft)

2 bedrooms, kitchen, living room, bathroom

Total GIA: 153 sq m (1,648 sq ft)

Tenancy:

The retail shop is at present let to The Beauty & Soul Collective Ltd (with personal guarantee) for a term of 7 years from 14th April 2026 at a current rent of £15,000 p.a. and the lease contains full repairing and insuring covenants. Rent review every 3rd year linked to RPI. Tenant option to determine in the 5th year with min 6 months notice. Deposit held of £3,510.

The flat is at present vacant. ERV: £15,600 p.a.



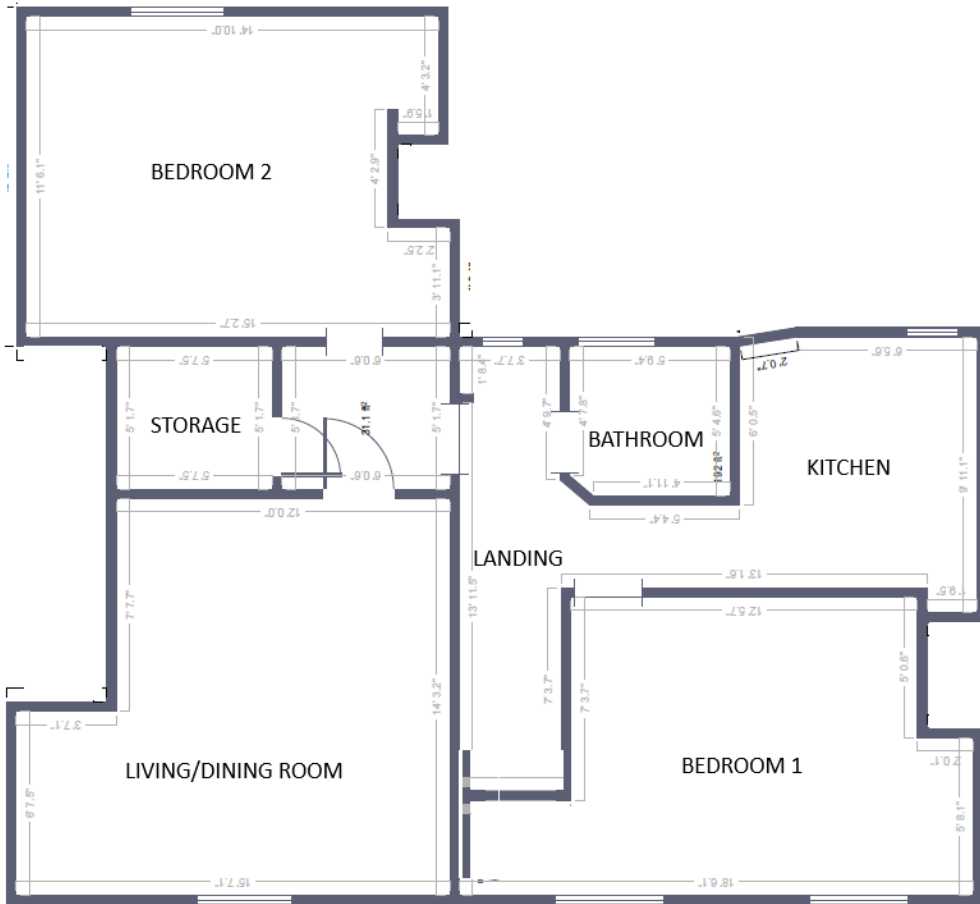
Residential Flat



Retail Shop

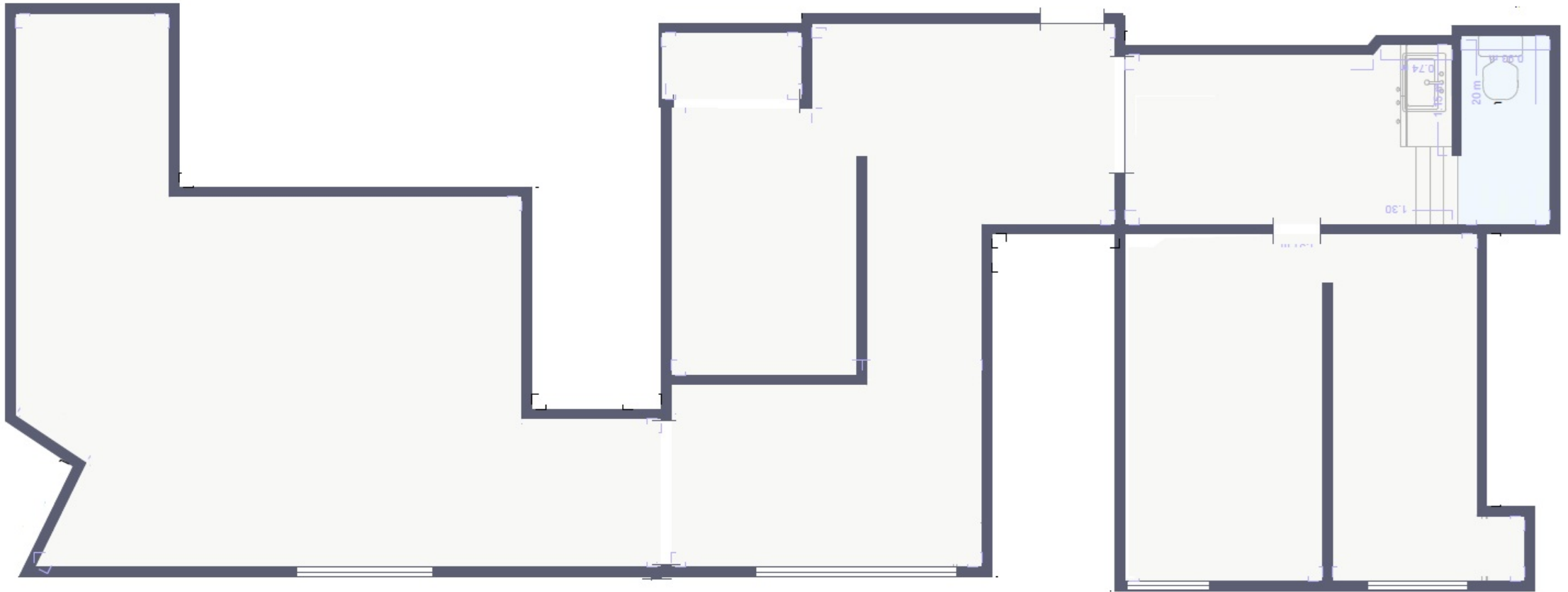
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First Floor Flat

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Ground Floor Shop

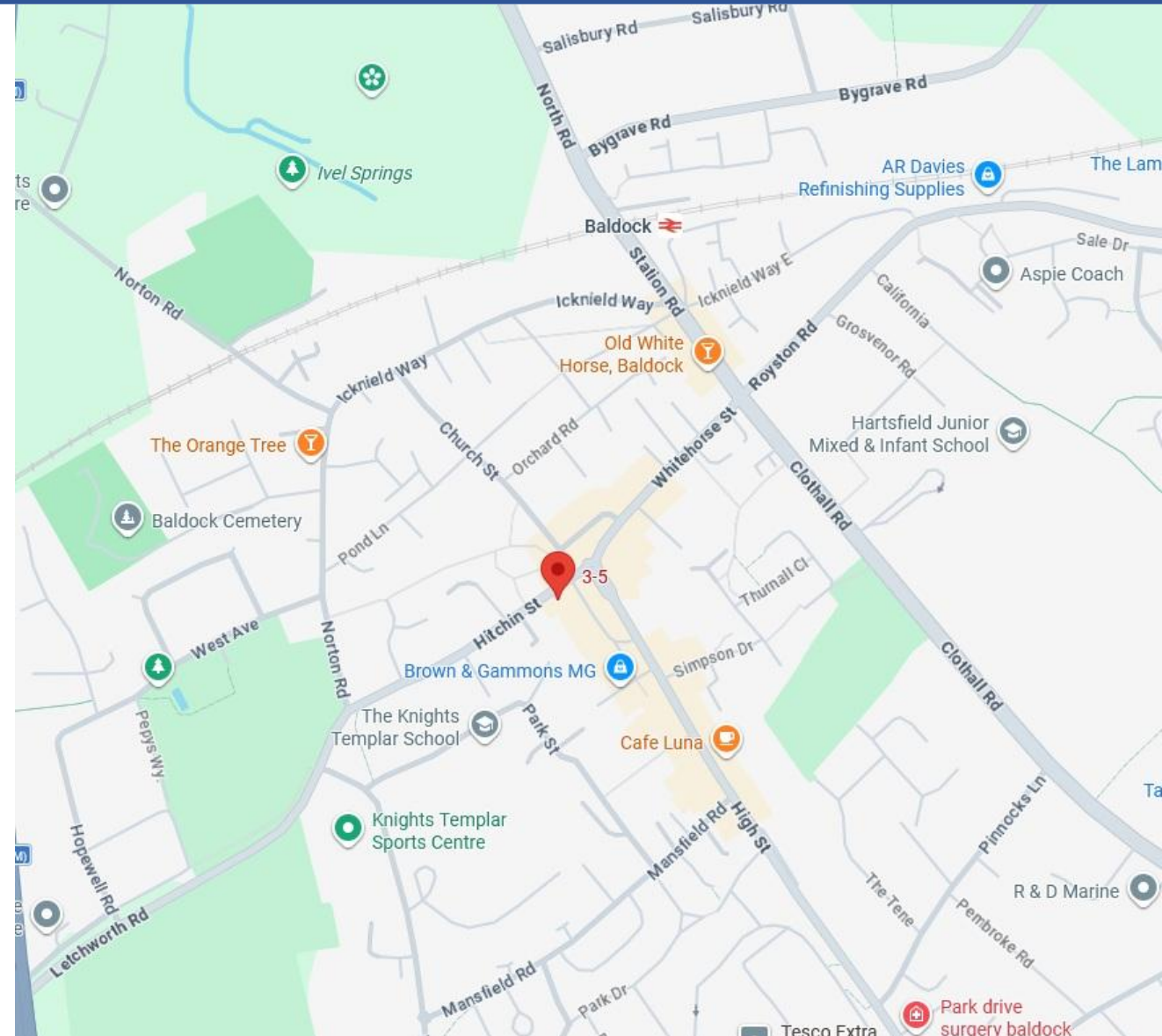
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Location:

Baldock is a historic market town in the North Hertfordshire district of Hertfordshire, England. The River Ivel rises from springs in the town. It lies 33 miles (53 km) north of London and 14 miles (23 km) north northwest of the county town of Hertford. The property is situated in the town centre with occupiers nearby including Restaurant, Café, Takeaway`s, Butcher`s, Convenience Store, Health Food Shop and many more.



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Contacts:

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