

Baldock – 3-5 Hitchin Street, Hertfordshire SG7 6AL
Double Fronted Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Baldock – 3-5 Hitchin Street, Hertfordshire SG7 6AL

Double Fronted Retail Premises to Rent



Property Features:

- Comprises large ground floor retail premises
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town centre with occupiers nearby including Restaurant, Café, Takeaway`s, Butcher`s, Convenience Store, Health Food Shop and many more.

Property Description:

Comprises double fronted ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 75 sq m (808 sq ft)

Open plan retail, kitchen, storage, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £270 + VAT per week (PCM: £1,170 + VAT)

Deposit: £3,510 (3 Months)

Rateable Value:

Rateable Value - £10,250 p.a.

Rates Payable - £0*

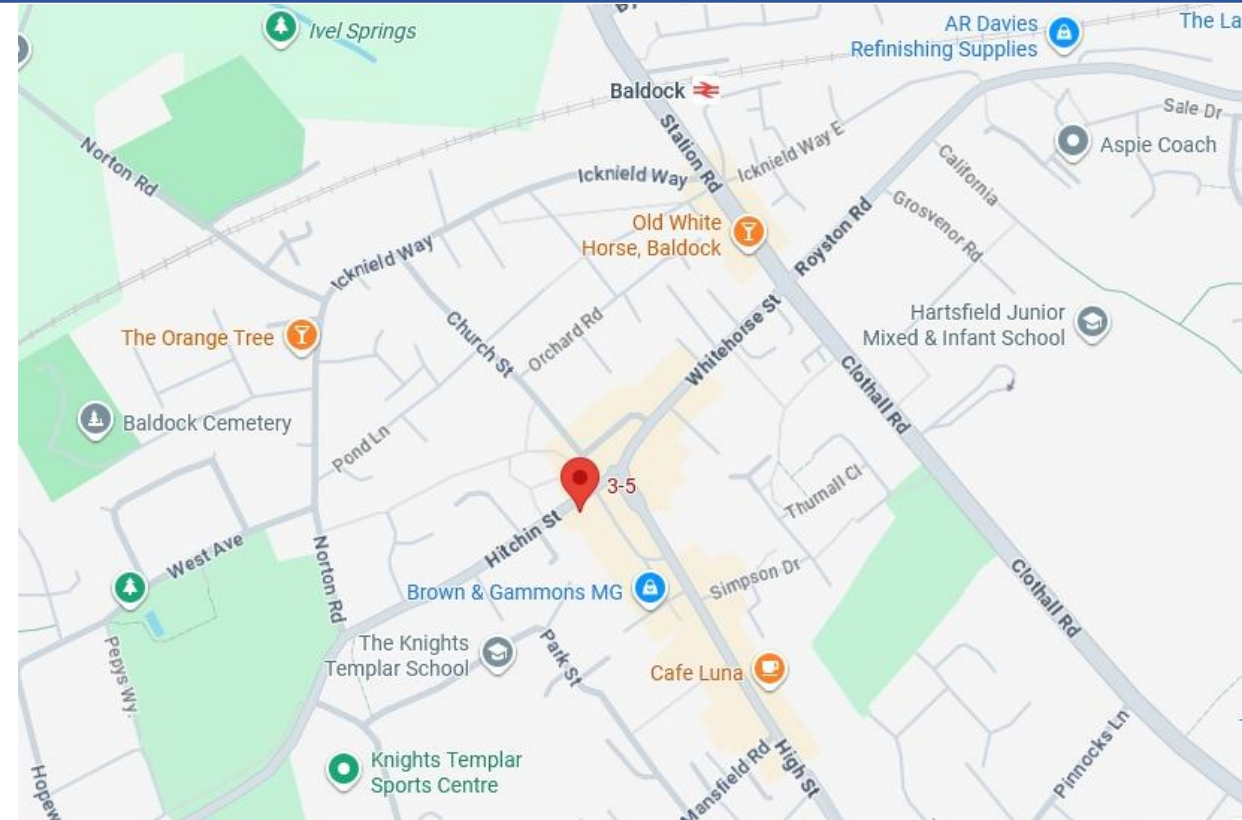
*Note - Small business rates relief available (subject to terms)

EPC:

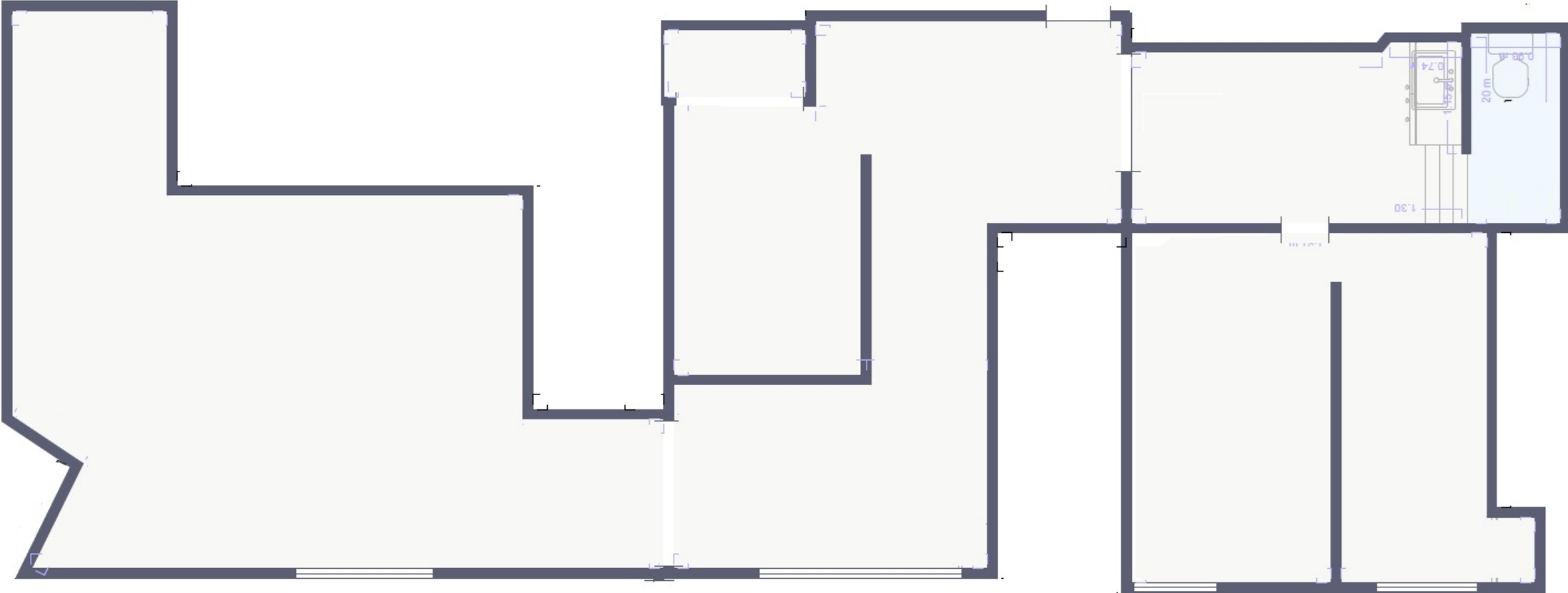
The property benefits from a D Rating. Certificate and further details available on request.

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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Ground Floor

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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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