



- Town centre location
- Grade II listed
- Sui Generis permitted use
- Kitchenette and WC to rear
- Nearby retailers include Staffy B's, The Arbury, Delizia, Post Office and Dine Bangla
- First Floor One Bed Flat included
- For Sale Freehold

01462 434455

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19 Whitehorse Street, Baldock, Hertfordshire, SG7 6QB

Town Centre retail unit

Approx. 688 sq ft (63.9 sq m)

**FOR SALE**

[www.argroup.co.uk](http://www.argroup.co.uk)

19 Whitehorse Street, Baldock, Hertfordshire, SG7 6QB



## Description

A Grade II Listed self-contained retail unit with Sui Generis permitted use. The shop benefits from a self-contained first floor flat that could be sublet. The retail space below is double fronted and is divided into 5 rooms. There is WC and kitchen facilities.

## Location

The premises are located in a prominent position within Baldock town centre. Baldock is a popular market town located with good access to the A1 (M) with a mainline railway station providing a fast and frequent service to London.

## Floor Area

The approximate internal floor area:

Ground Floor 688 sq ft 63.9 sq m

### IMPORTANCE NOTICE

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Freehold Price—£425,000

## Terms

The subject premises are available by way of a new full repairing lease for a period to be agreed or to be sold Freehold.

## Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £7,600 and should qualify for small business rates relief..

Energy Performance Rating - Exempt

VAT - There is no VAT payable.



## Viewings

Strictly by appointment via the sole agents.

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