

THE STUDIO

REAR OF 39 HIGH STREET

**BROWN
& LEE**
Property Consultants



Baldock
Hertfordshire
SG7 6BG



FOR SALE/TO LET.

TOWN CENTRE GROUND FLOOR STUDIO AVAILABLE

698 SQ FT (64.84 SQ M)



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Location

Baldock is a historic market town with a population of approximately 10,000. The town is located 2 miles to the east of Junction 2 of the A1(M) with the M25 being some 20 miles south of that junction. Luton International Airport is approximately 25 miles drive. Access is also easily obtainable to Stansted Airport, with Heathrow Airport being approximately 1 hours' drive.

The property is located on the High Street which connects to Letchworth.

Description

The property is located at the rear of 39 High Street behind Country Properties and consists of ground floor studio space with WC and kitchen facilities. The property is accessed via a courtyard, has double door entrance, suspended ceiling and LED lighting.

The property is available to purchase by way of a 999 year long leasehold.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Studio	698 sq ft	64.84 sq m
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Price

We invite offers in the region of £159,000.

999 year long leasehold.

Rental

£13,500 per annum, exclusive

Features

- Town centre location
- WC facilities
- Kitchen facility
- Suspended ceiling
- LED lighting
- Courtyard entrance

Planning

We have made online enquiries of North Herts District Council's website, which shows no current, historic or pending planning applications dating from the last 10 years. We assume the property has appropriate consent for its use as a studio workshop and office, falling within use Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £7,700. The UBR for 2025/26 is 55.5p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



Brown & Lee Commercial Property Consultants LLP

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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