

Baldock – Flat 1, 1 Hitchin Street, Hertfordshire SG7 6AL
Virtual Freehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Baldock – Flat 1, 1 Hitchin Street, Hertfordshire SG7 6AL

Virtual Freehold Residential Investment



Investment Consideration:

- Purchase Price: £185,000
- Vacant possession
- ERV: £15,600 p.a. GIY ~ 8.43%
- VAT is NOT applicable to this property
- Comprises self-contained 1-bedroom flat at first floor
- Situated in the heart of the town centre with occupiers nearby including Restaurant, Café, Takeaway`s, Butcher`s, Convenience Store and many more.



Property Description:

The property comprises self-contained 1-bed flat at first floor, providing the following accommodation and dimensions:

First Floor: 65 sq m (700 sq ft)

1 bedroom, kitchen, living room, dining room, bathroom



Baldock – Flat 1, 1 Hitchin Street, Hertfordshire SG7 6AL

Virtual Freehold Residential Investment



Tenancy:

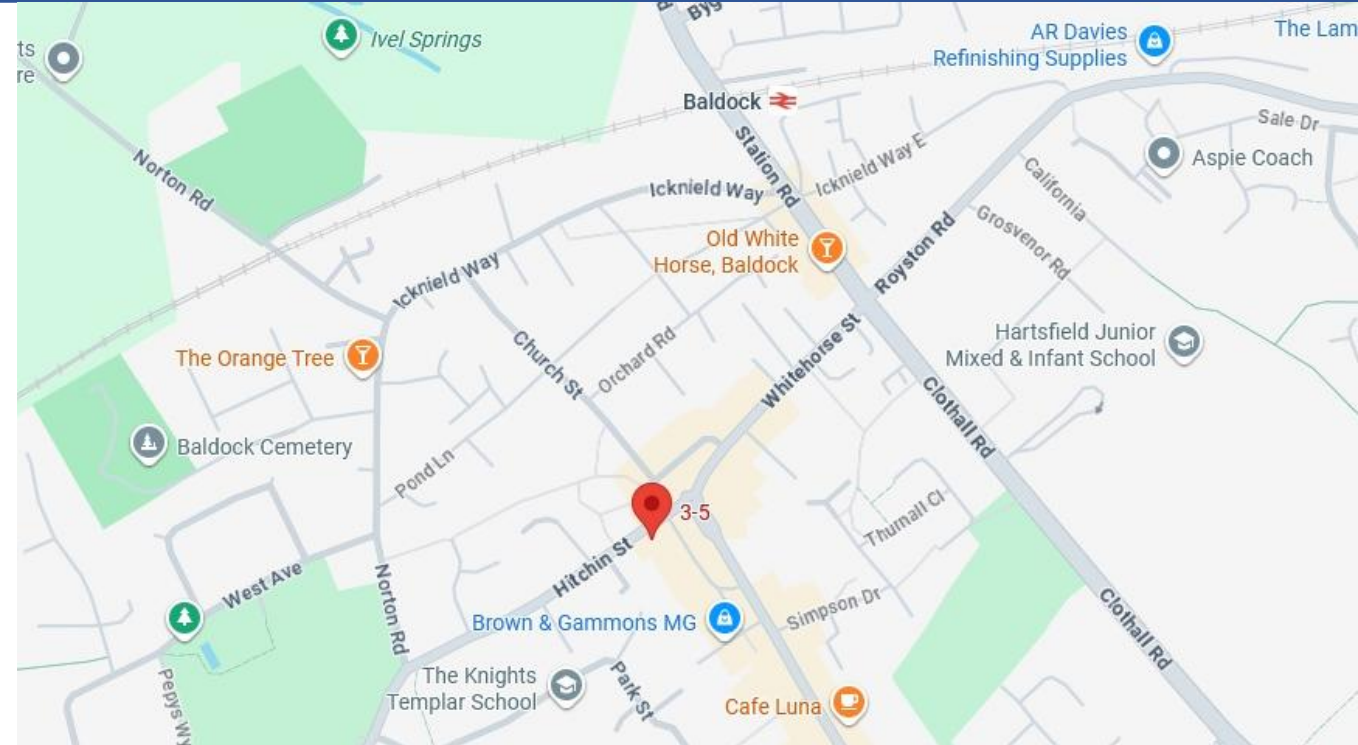
The property is at present vacant. ERV: £15,600 p.a.

Tenure:

Long leasehold. To be held on a 999 Year lease from completion at ground rent of peppercorn.

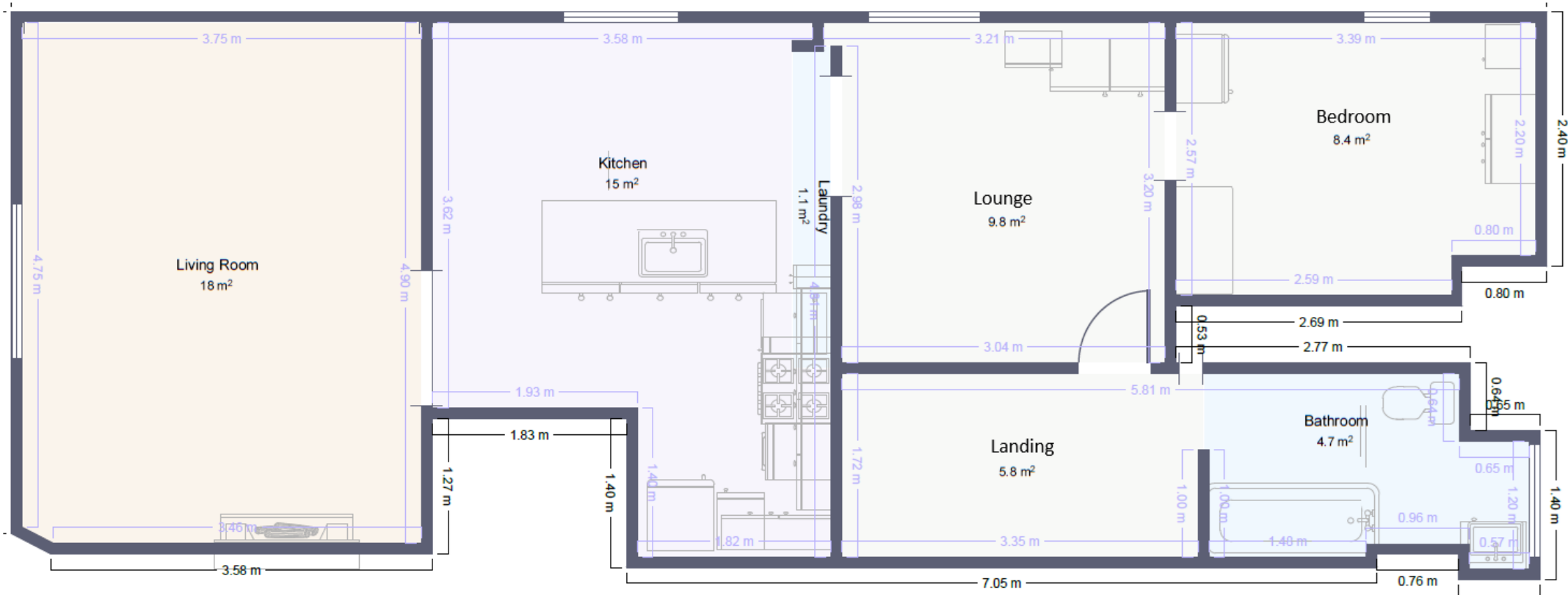
Location:

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.



Baldock – Flat 1, 1 Hitchin Street, Hertfordshire SG7 6AL

Virtual Freehold Residential Investment



First Floor

Baldock – Flat 1, 1 Hitchin Street, Hertfordshire SG7 6AL

Virtual Freehold Residential Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. In the event any part of the property is in residential use, The Renter's Rights Act 2025 may apply to this property.