

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 2-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.

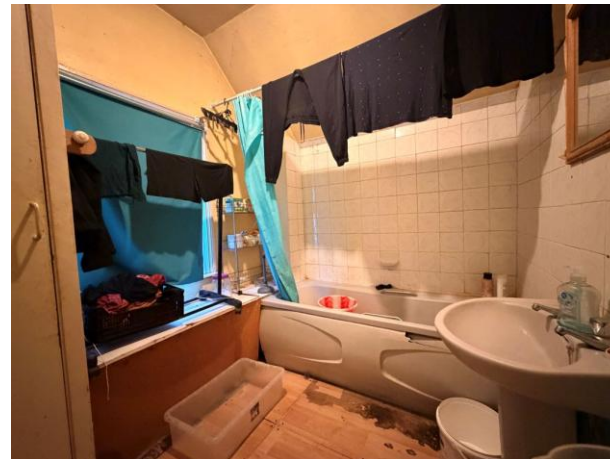


### Property Description:

The property comprises self-contained 2-bed flat at first floor, providing the following accommodation and dimensions:

First Floor: 72 sq m (775 sq ft)

2 bedrooms, kitchen/living room, bathroom



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### Tenancy:

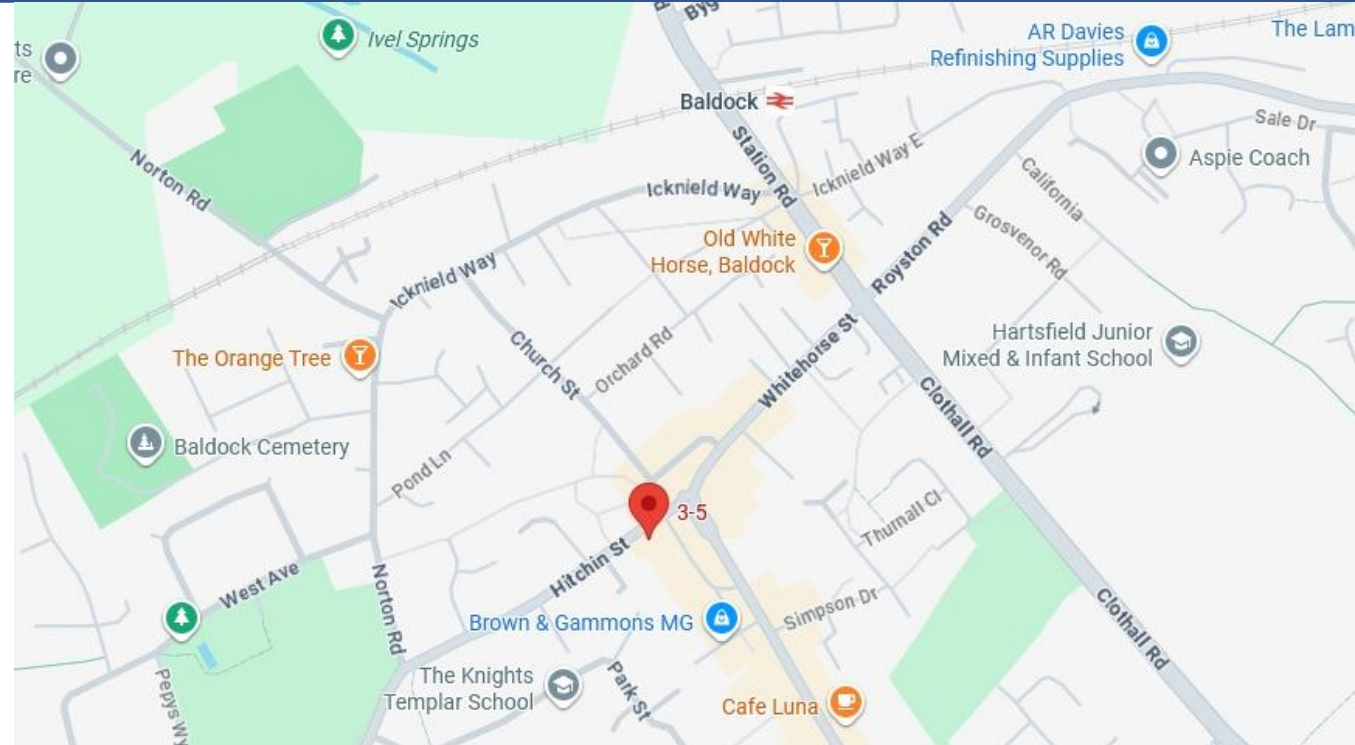
The property is at present vacant. ERV: £15,600 p.a.

### 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.



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### Contacts:

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



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# BLUE ALPINE

PROPERTY CONSULTANTS

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