

THE ENGINE

3 STATION ROAD, BALDOCK, SG7 5BS



THE ENGINE

5
10
210

ALL ENQUIRIES savills
020 7877 4666

THE ENGINE
Live sports
Beer garden
Cask ales
Car park

KEEP OUT
clearway
0800 885 8095

ONLY
FOLD
WITH CARE
PLEASE

ALL ENQUIRIES INVITED ON A
FREEHOLD OR LEASEHOLD BASIS + VAT





THE ENGINE

5 St John's St

ALL ENQUIRIES savills
020 7877 4666

THE ENGINE
Live sports
Beer garden
Cask ales
Car park

KEEP OUT
CLEARWAY
0800 885 8095

ONLY FOLD
IF YOU
ARE
THE
OWNER

KEEP OUT
CLEARWAY
0800 885 8095

HIGHLIGHTS INCLUDE:

- All Enquiries on a freehold or leasehold basis
- Prominent roadside building fronting Station Road
- Benefits with vacant possession
- Detached building with car parking for c.15 spaces
- Direct transport links to London St Pancras in under 40 minutes
- Benefits from a good-size front and rear trade garden
- Alternate use potential subject to obtaining the necessary consents

LOCATION

Baldock is a historic market town in the district of north Hertfordshire with a population of circa 10,000 residents and is located approximately 8 miles north of Stevenage and 5 miles north east of Hitchin. The Engine is situated on Station Road close to Baldock Train Station which provides excellent transport links to London St Pancras in under 40 minutes via Thameslink. The surrounding area is predominantly with some commercial amenities which includes The Old White Horse (Charles Wells) and recent residential development schemes including the new Beech Ridge Lodge and Imperial Place, Station Road.

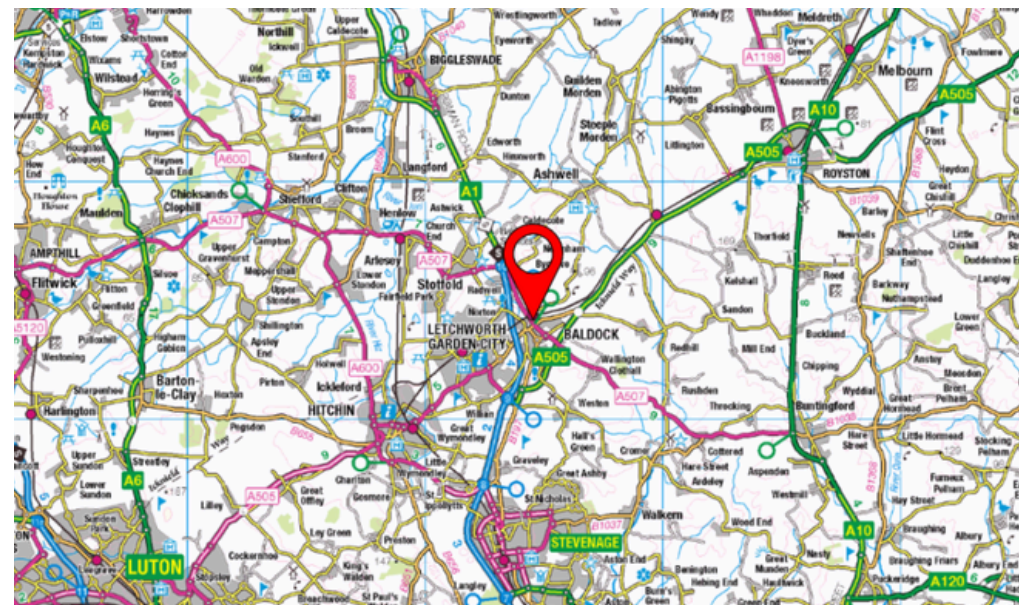
DESCRIPTION

The Engine is a two storey detached building of brick construction beneath various pitched tiled roofs with extensions to the side and rear.

The property is arranged over ground and first floors. The ground floor trading area is styled traditionally throughout and comprises; an open plan bar/restaurant area trading area for approximately 50 covers. Ancillary area comprises a good sized commercial kitchen, customer W/C's, ground floor cooled cellar with associated stores. The first floor comprises three double bedrooms, family bathroom, boiler room and kitchen.

Externally the property benefits from a large trade car parking with smoking solution. There is customer car parking for approximately 15 bays including disabled.

The property has a Gross Internal Area of approximately 3,000 square feet and sits on a plot size of approximately 0.347 acres.



TENURE

The property is held freehold and is available on an All Enquiries basis. We are seeking both freehold and leasehold proposals for consideration.

RATEABLE VALUE

The property has a current rateable value of £17,500.

EPC

The property current has an EPC rating of 74-C.

PLANNING

The property is not listed nor does it fall with the Conservation Area or Green Belt.

TRADING

The premises are closed for trading.

SERVICES

We are verbally advised that all mains services are connected to the property.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound system etc, will also be excluded.

VIEWINGS

The property is currently open and trading and all viewings must be agreed through the sole selling agents Savills.

VAT

VAT will be applicable on the sale or letting of this property.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



JACK PHILIPS

Tel: 07866 203540
jack.philips@savills.com

PAUL BREEN

Tel: 07767 873353
pbreen@savills.com

