FOR SALE
LIGHT INDUSTRIAL UNITS FREEHOLD

GRAHAM SIBBALD



32-36 Knowl Piece, Hitchin, Hertfordshire, SG4 0TY

- Rare opportunity for an industrial premises freehold
- Three light industrial units
- 4.5m warehouse eaves
- Opportunity for owner occupier or investor

LOCATION

The subject premises are located within a modern development in Knowl Piece, just located off Wilbury Way in the town's main industrial commercial area.

Hitchin has good road links via the A1(M) providing access to the M25, some 22 miles further south and the A505 giving quick access to London Luton International Airport, and the M1 just 9 miles to the west. The town's mainline railway station is within walking distance of Wilbury Way and provides fast and frequent services to London Kings Cross in just over 30 minutes.



DESCRIPTION

This attractive commercial property opportunity comprises three adjoining units, offering flexibility for both investors as well as owner-occupiers seeking potential vacant possession of the two larger units, while retaining the benefit of income from the adjoining let premises.

Two of the units have been combined to create a larger premises extending to approximately 4,294 sq ft, incorporating a substantial mezzanine floor providing additional office accommodation. The unit is currently vacant and available to let at an asking rent of £42,500 per annum. There are 6 available parking spaces at this unit

The third unit, a trade counter premises extending to approximately 1,950 sq ft, is let to Gryphon Hockey on a 10-year lease as of October 2021, at a current annual rent of £16,000. The lease includes a tenant-only break option and an open market rent review at the eighth year of the term. There are 3 available parking spaces at this unit

ACCOMMODATION

Unit 34-36	4,294 Sq Ft	398.91 Sq M
Unit 32	1,950 Sq Ft	181.16 Sq M
Total	**6,244 Sq Ft**	**580.07 Sq M**





VAT
We understand that the property is not elected for VAT and therefore is not payable in this instance

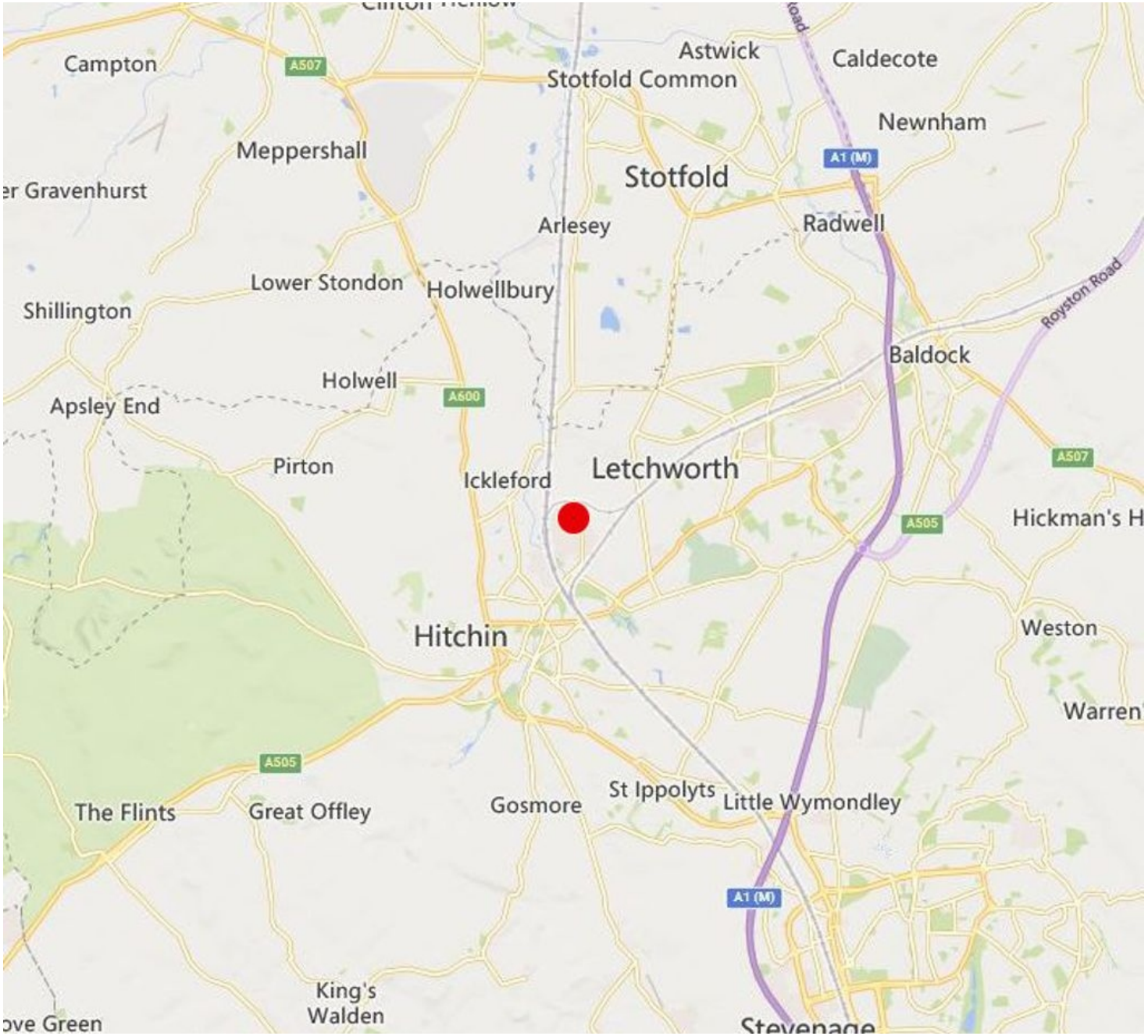
QUOTING PRICE
£825,000

TENURE
Freehold Purchase

RATEABLE VALUE
32 Knowl Piece - From online enquiries, we understand the current rateable value is £21,750 with rates payable in the order of £9,038.14 per annum.

34-36 Knowl Piece - From online enquiries, we understand the current rateable value is £29,250 with rates payable in the order of £14,595.75 per annum.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.



To arrange a viewing please contact:



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