FOR SALE/TO LET

719 Sq Ft (66.8 Sq M)



- Brand New Retail Unit
- Use Class E
- Located in a prominent location.
- Located on a busy through road into Hitchin town centre

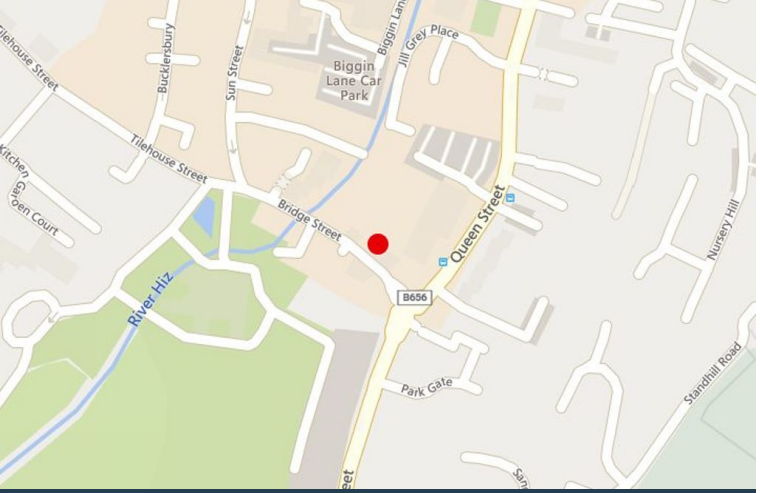
Unit 1

Austin House, Bridge Street, Hitchin, SG5 2DE

Contact: Hannah Niven or Steve Cable

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BTG Eddisons







Location

- Located on a busy through road into Hitchin town centre on the corner of Queen Street/Bridge Street
- Adjacent to Asda Supermarket
- Approximately 3 miles to the west of Junction 8 of the A1(M)
- Within 25 minutes' drive of the M25
- Hitchin Railway Station within 1 mile away of property provides excellent service to London Kings Cross in 35 minutes.

what3words
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Google Maps
Click here

Description

- A new retail unit will be finished to provide a sales area which includes a toilet and small kitchen facility to the rear of the unit. The refurbishment will finished to a white box specification.
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- Located on a busy through road into Hitchin town centre on the corner of Queen Street/Bridge Street
- The property can be taken on it's own or combined with the other units.

Terms

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed or the property is available for sale (virtual freehold) of 999 years at a ground rent of £1 per annum with no reviews. VAT is payable.

Rental: £25,500 per annum, exclusive
Sale: £365,000 Virtual Freehold

Accommodation

Ground Floor	**66.8 SQ M**	**719 SQ FT**
Total	**66.8 SQ M**	**719 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

Service Charge: Available upon request

Contact:

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