FOR SALE/TO LET

903 Sq Ft (83.89 Sq M)



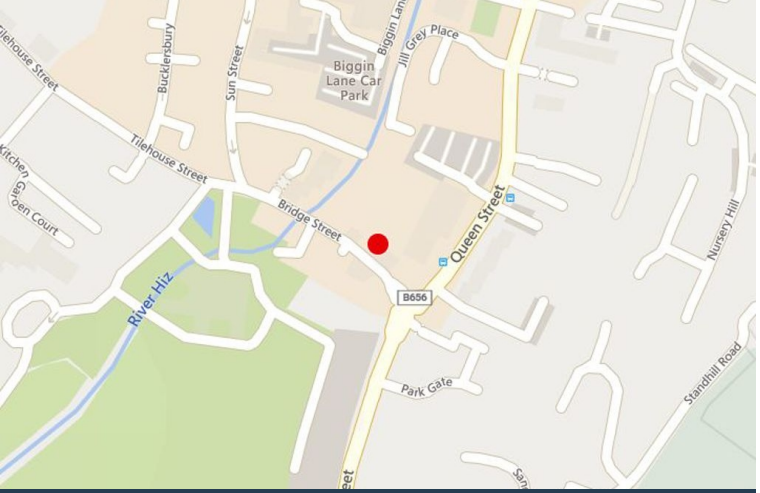
- Brand New Retail Unit
- Located on a busy through road into Hitchin town centre
- Use Class E
- Retail Unit within well located area

Unit 2

Austin House, Bridge Street, Hitchin, SG5 2DE

Contact: Hannah Niven or Steve Cable
eddisons.com

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 property can be taken on it's own or combined with the other units.
- The refurbishment will finished to a white box specification.
- Located on a busy through road into Hitchin town centre on the corner of Queen Street/Bridge Street

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.

Rental: £27,500 per annum, exclusive
Sale: £397,500 Virtual Freehold.

VAT is payable.

Accommodation

Ground Floor	**83.89 SQ M**	**903 SQ FT**
Total	**83.89 SQ M**	**903 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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