FOR SALE/TO LET

1,150 Sq Ft (106.84 Sq M)



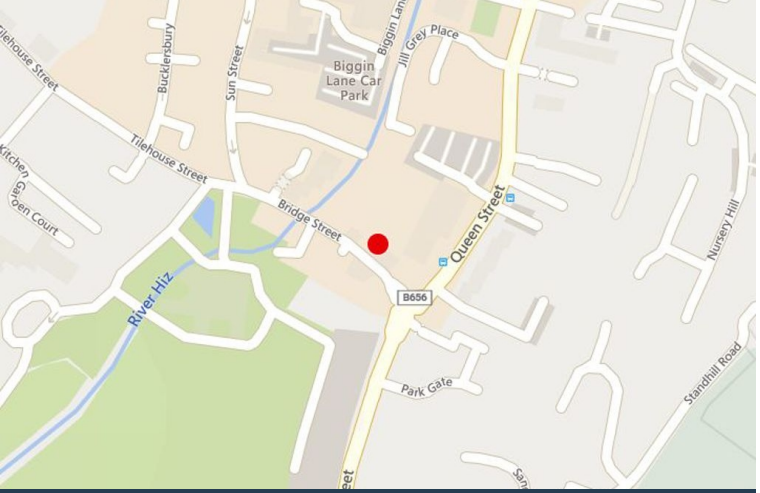
- Brand New Retail Unit
- Located on a busy through road into Hitchin town centre
- Use Class E
- Retail Unit within well located area

Unit 3

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
///cubs.number.guards

Google Maps
Click here

Description

- This ground floor retail unit will be refurbished 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.
- 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: £33,500 per annum, exclusive.

Sale : £465,000 Virtual Freehold

Vat is Payable

Accommodation

Ground Floor	**106.84 SQ M**	**1,150 SQ FT**
Total	**106.84 SQ M**	**1,150 SQ FT**

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

Business Rates: Available upon request

Service Charge: Available upon request

Contact:

HANNAH NIVEN
07425 244 396 hannah.niven@eddisons.com

STEVE CABLE
07425 235 132 steve.cable@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.