TO LET

1,388 Sq Ft (128.95 Sq M)

- Double Fronted retail unit
- Use Class E
- Rear Access
- Nearby occupiers include The Hermitage Bar and Restaurant. Hermitage Road Coffee and Bagel Bar and Haus of Hitchin



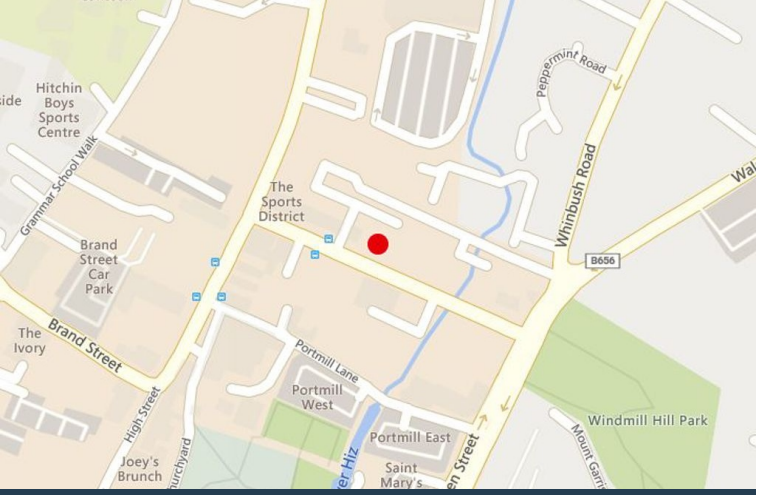
16-17 Hermitage Road

Hitchin, SG5 1BT

Contact: Hannah Niven or Steve Cable

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Location

- Located within the heart of the popular market town Hitchin, in a prominent secondary location, in the middle of Hermitage Road
- The property is within easy walking distance of the mainline railway station with excellent fast and frequent links to London
- The A1M is located just 3 miles away
- There are multiple public car parks nearby, as well as on street parking to the front

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Google Maps
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Description

- A double fronted retail unit in the heart of Hitchin Town Centre.
- The property benefits from rear access, rear stock/store room, Kitchen and WC.
- Nearby occupiers include The Hermitage Bar and Restaurant. Hermitage Road Coffee and Bagel Bar and Haus of Hitchin.

Terms

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £37,500 per annum.

VAT is payable

Accommodation

Ground Floor	**128.95 SQ M**	**1,388 SQ FT**
Total	**128.95 SQ M**	**1,388 SQ FT**

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

EPC: B-42

Business Rates: The rateable value is £38,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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