FOR SALE



56a/b/c, Wilbury Way, Hitchin, SG4 0TP

Part Vacant Industrial Investment/Occupier Opportunity

Summary

Tenure	For Sale
Available Size	11,974 sq ft / 1,112.42 sq m
Price	£1,300,000
Service Charge	N/A
Business Rates	N/A
EPC Rating	C

Key Points

- Substantial Industrial Premises
- Part Let / Mostly Vacant
- Good Prominence
- Principle Industrial District
- Partly Refurbished
- Freehold

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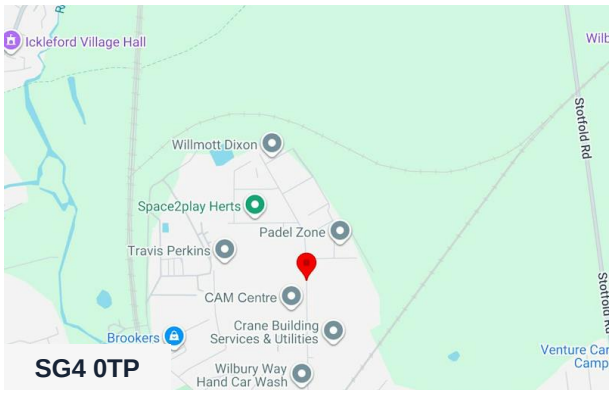
Location

Hitchin is an attractive and affluent market town in the home county of Hertfordshire. Approximately 1-mile north of the town centre is its principle industrial and commercial district, formed along Wilbury Way.

The subject property occupies a prominent position on Wilbury Way. The mainline train station is about 3/4 of a mile away, providing frequent services to Cambridge and London King's Cross. Furthermore, the A1(M) J8 is approximately 5 miles to the east.



Description

The premises are formed of three units (A, B and C), one of which is occupied under a new lease; the other two being available with vacant possession.

Primarily, the premises comprise of industrial/logistics accommodation. There is office accommodation to the front, arranged over ground, first and second floor.

Having undergone comprehensive refurbishment, the premises now benefit from: upgraded electric boards (providing 3-phase power), WCs, LED lighting, carpet tiles and roller shutter access.

There is forecourt parking to the front and allocated parking to the rear. Wilbury Way also provides for road parking.





Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit A	6,086	565.41
Unit - Unit B	2,965	275.46
Unit - Unit C	2,923	271.56
Total	**11,974**	**1,112.43**

Terms

We are instructed to seek offers for the freehold interested (subject to the existing tenancy in Unit C) for £1,300,000.

Unit C Investment Summary

- Tenant: Colin Hill Bar & Catering Supplies Ltd.
- Lease Date: 19/12/2024.
- Term: 5-years (expires 18/12/2029).
- Rent: Year 1 = £18,100 | Year 3 = £23,400 | Year 3-5 = £28,500
- Rent Review: N/A.
- Break Option: N/A.
- LTA 54: Excluded (not protected).
- Copy lease available upon request.

VAT

Plus VAT at the appropriate rate.

Viewing & Further Information



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