S.R. Wood & Son

TO LET



11c Bancroft, Hitchin, SG5 1JQ

Prime Town Centre Retail Space

Summary

Tenure	To Let
Available Size	1,638 sq ft / 152.18 sq m
Rent	£50,000 per annum
Rateable Value	£47,500
EPC Rating	B (27)

Key Points

- Prime Town Centre Location
- Prominent Shop Front
- Rear Loading
- Affluent Market Town
- Former Costa
- “No.1 town to live in Hertfordshire 2025” - Muddy Stilettos

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Location
Hitchin is an attractive and affluent market town in the home county of Hertfordshire, benefiting from good public parking provisions, road links to the A1(M) and a mainline train station with frequent and high speed services to both Cambridge and London King's Cross.

The subject property occupies a prominent position within Hitchin's primary retail core. In addition to the many independent businesses within proximity, here are just a few of the town centre's notable names:

M&S, Waitrose, Gails Bakery, Starbucks, Café Nero, WHSmith, Superdrug, Boots, Pure Gym, Crew Clothing, Olivia Bonas, The White Company, Fat Face, Next, Hotel Chocolate, etc.

Description
The property comprises a large retail space, most recently occupied by Costa. It provides a net internal area (NIA) of 1,638 sqft (152.17 m2) and benefits from:

- Pavement lined double shopfront
- Net frontage = 4.67m
- Total depth = 26.35m
- Mostly open plan layout
- Split level floor (ramped)
- Storage space
- WCs to the rear
- Rear loading

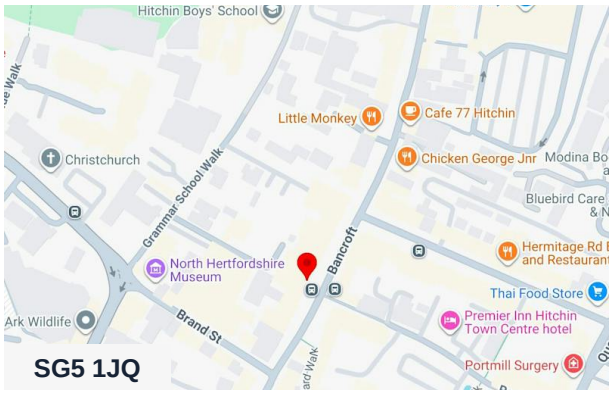
Terms
Costa have now vacated the property. It is now available by way of a new full repairing and insuring (FRI) lease for £50,000 per annum exclusive.

Rateable Value
The rateable value is £47,500 (this is not the rate payable).

VAT
Plus VAT at the appropriate rate.

Costs
Each party is to bear its own costs incurred.

EPC
The EPC is rated 27 in band 'B'.







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