FOR SALE



Unit 33, Cam Centre, Hitchin, SG4 0TW

Two Storey Industrial/Warehouse Unit

Summary

Tenure	For Sale
Available Size	7,056 sq ft / 655.52 sq m
Price	Offers in the region of £795,000
Business Rates	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Virtual Freehold
- Two-Storey Unit
- Principle Industrial District
- Vacant Possession
- Parking
- Prominent Position

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Location

Hitchin is an attractive and affluent market town in the home county of Hertfordshire. Major nearby towns include Letchworth Garden City, Stevenage and Luton. Approximately 1-mile north of the town centre is its principle industrial and commercial district, formed along Wilbury Way.

The subject property is situated to the front of the Cam Centre, just off and with good prominence from Wilbury Way. The Cam Centre is a large commercial and industrial estate. Established in the mid-1980s, the name is historically derived from Cam Gears Ltd, a major British motor vehicle steering manufacturer that operated in Hitchin during the mid-20th century.

The mainline train station is about 1.6 miles away, providing frequent services to Cambridge and London King's Cross. Furthermore, the A1(M) J8 is approximately 5 miles to the east, which provides access to the wider motorway network.

Description

Unit 33 comprises a semi-detached industrial/warehouse unit arranged over ground and first floor. The ground floor is predominantly open plan together with some storerooms and WCs. The first floor comprises a series of office and storerooms together with a staffroom/kitchenette. Externally there is generous parking and a small enclosed yard.

For many years it has been used as a manufacturing facility. The property would suit a variety of uses including manufacturing, processing, storage, showroom, gymnasium, leisure, etc.

Terms

The property is held under a 999-year ground lease from 1986 (Title number HD232945). The interest is available for sale for £795,000.

Costs

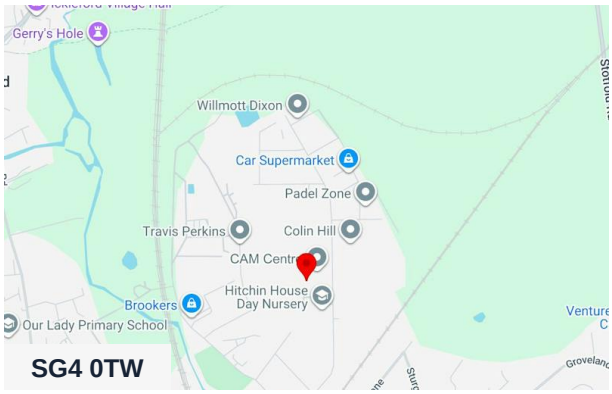
Each party is to bear its own legal and professional costs incurred.

Rateable Value

The Rateable Value is £53,500 (please note these are not the rates payable). Further information is available upon request or on the VOA website.

VAT

All costs are subject to VAT at the appropriate rate if applicable.







Viewing & Further Information



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