TO LET



3-5 Bucklersbury, Hitchin, SG5 1BB

Refurbished Town Centre Retail/Hospitality/Leisure Space

Summary

Tenure	To Let
Available Size	2,069 sq ft / 192.22 sq m
Rent	£75,000 per annum
Rateable Value	£50,500
EPC Rating	D (94)

Key Points

- Town Centre Location
- Refurbished (White Box)
- Available Immediately
- Affluent Market Town
- Pavement-Lined
- Class E

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Location
Hitchin is an affluent, attractive and historic 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 the town centre retail core; along Bucklersbury (off Market Place).
In addition to the many independent businesses within the town centre, here are just a few of the town centre's notable names:

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

Description
Originally occupied by the Hawkins of Hitchin department store, which closed in 2018, this part of Bucklersbury has been sub-divided and redeveloped into smaller retail units.

The subject property comprises a mid-terraces and pavement-lined retail space, totalling 2,069 sqft (192.22 m2).

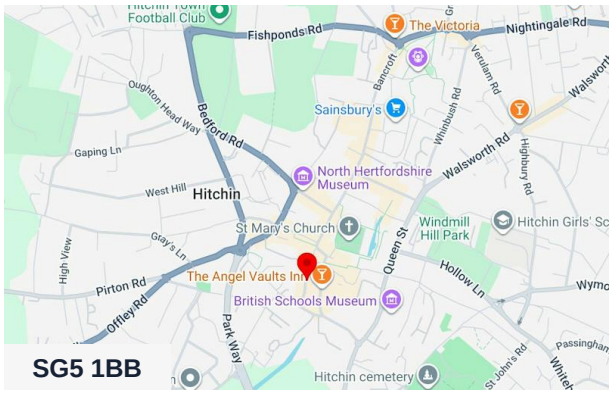
The property has been refurbished to a white box specification, providing a blank canvas for an occupier to fit-out to their own business needs.

Terms
The property is available by way of a new effective FRI lease, for a term to be agreed, at £75,000 per annum exclusive.

Rateable Value
The Rateable Value is £50,500 (please note this is not rates payable).

VAT
VAT is not currently applicable

Costs
Each party is to bear its own costs incurred.







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