



# AITCHISON RAFFETY



- Prominent location
- E Class use
- Air Conditioning
- Gas Central Heating
- Second Floor ancillary space
- Nearby occupiers include Timpsons, Barclays Bank, Greggs and Boots

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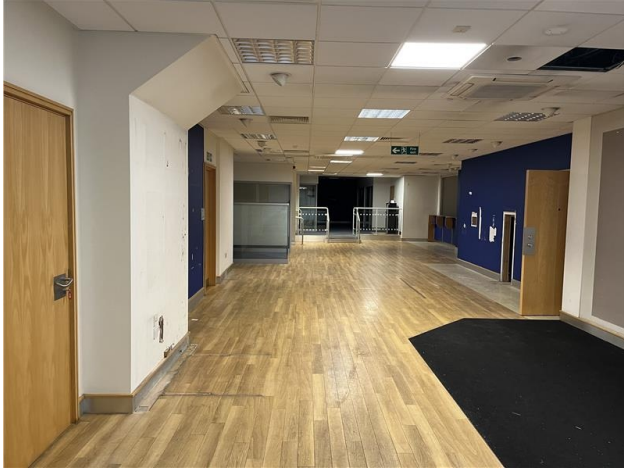
25 High Street, Hitchin, Hertfordshire, SG5 1AT

High Street, Retail Unit

Approx. 4,946 Sq Ft (459.48 Sq M)

**To Let**

# 25 High Street, Hitchin, Hertfordshire, SG5 1AT



## Description

Located in the High Street, the town centre retail unit offers ground floor sales with additional first floor ancillary space, to include staff room, stock room, offices and WC facilities.

The double fronted unit occupies a prominent part of the High Street with nearby retailers to include TImpsons, Greggs, Boots and Barclays Bank.

## Location

Hitchin is an historic market town and located 3 miles to the west of Junction 8 of the A1(M) with the M25 being some 15 minutes south of that junction.

## Floor Area

Ground Floor	2,967 Sq Ft	275.63 Sq M
First Floor	1,979 Sq Ft	183.85 Sq M
<b>Total</b>	<b>4,946 Sq Ft</b>	<b>459.48 Sq M</b>

## Rent

£85,000 per annum exclusive

## Terms

Available by way of a new full repairing and insuring lease.

## Business Rates

From our enquiries we understand that from April 2023 the rateable value is £69,500 with rates payable in the order of £35,584 per annum.

## VAT

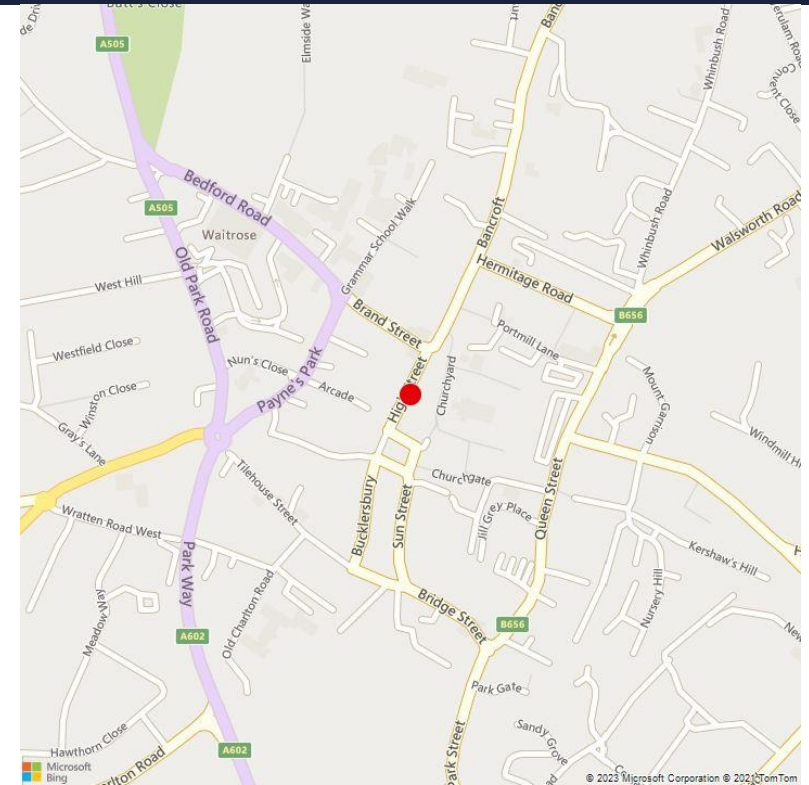
This property is subject to VAT.

## Energy Performance Rating

Awaited

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
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**AITCHISON  
RAFFETY**

www.argroup.co.uk



**RICS**

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We invest in people Silver



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