



**AITCHISON
RAFFETY**



- Town centre lock up shop
- Large double frontage
- Close to Bancroft junction
- Prominent position
- LED lighting
- WC & Kitchenette
- On-street parking to front

Georgia Strazza
georgia.strazza@argroup.co.uk
01727 843232

Hugo Harding
hugo.harding@argroup.co.uk
01727 843232

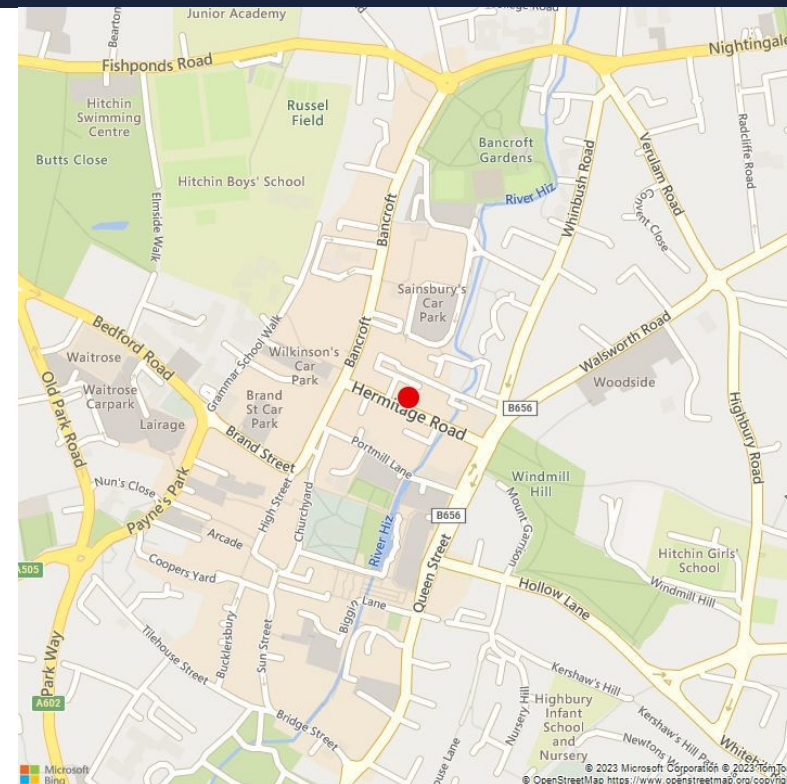
13 Hermitage Road, Hitchin, Hertfordshire, SG5 1BT

Town centre lock up shop

Approx. 1,607 Sq Ft (149.29 Sq M)

To Let

13 Hermitage Road, Hitchin, Hertfordshire, SG5 1BT



Description

A mid-terraced self-contained retail unit with Use Class E which could suit a variety of uses. The shop benefits from an open-plan retail area and large double frontage. There is a WC, kitchenette, and rear access for loading.

Location

The premises are located within Hitchin town centre close to the junction with Bancroft. Hitchin is a popular market town located just to the west of the A1(M) with a mainline railway station providing a fast and frequent service to London.

Floor Area

Ground floor shop	1,607 Sq Ft	149.29 Sq M
Total	1,607 Sq Ft	149.29 Sq M

Rent

£45,000 per annum exclusive

Terms

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

Business Rates

From verbal enquiries, we understand the current rateable value is £30,500 with rates payable in the order of £15,250 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

C-72

Legal Costs

Each party is to pay their own legal costs.

Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
01462 413990
Hugo Harding - hugo.harding@argroup.co.uk,
Georgia Strazza - georgia.strazza@argroup.co.uk

**AITCHISON
RAFFETY**



www.argroup.co.uk



RICS

INVESTORS IN PEOPLE
We invest in people Silver



IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.