

**17 CHURCHGATE SHOPPING CENTRE**

Hitchin  
Hertfordshire  
SG5 1DN



**TO LET.**

**SELF-CONTAINED GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR STORAGE ACCOMMODATION**

1,212 SQ FT (112.59 SQ M)



For further information please contact: **Tereza Halewood**

T: 01438 794588

E: [tereza.halewood@brownandlee.com](mailto:tereza.halewood@brownandlee.com)

M: 07825 555173

W: [www.browncraft.co.uk](http://www.browncraft.co.uk)

## 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.

Churchgate Shopping Centre is located just off the busy Market Square and conveniently located by the market and numerous car parks.

The subject property is situated at the bottom end of Churchgate closer to the market but also within proximity to the busy Market Square.

## Description

The property is a self-contained ground floor retail unit with kitchen at the rear and offers first floor accommodation which provides storage space and provides WC facilities.

There is rear access for loading and unloading.

The net internal floor area is approximately 1,212 sq ft (112.59 sq m).

## Features

- Single phase power
- Kitchen facility
- Concertina shutter door at the rear for loading
- First floor storage accommodation
- WC facilities
- Proximity to Hitchin Market and Market Square

## Tenure

The property is available on a new lease for a term to be agreed.

A new lease will have a 6-month Landlord's redevelopment break clause. Further information on request.

## Rental

Offers in the region of £21,500 per annum, exclusive.

## Service Charge

There is a service charge provision within the lease. The current service charge is £2,411.88 plus VAT.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £14,750. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

