

# 11A BANCROFT

## Prime Retail Unit TO LET

11a Bancroft, Hitchin, Hertfordshire, SG5 1JQ

**S.R. Wood & Son**

Est.1981

**01462 542 760**

[www.srwood.co.uk](http://www.srwood.co.uk)





## KEY FEATURES:

- Affluent Market Town Location
- Extensive Double Shop Front
- Rear Store/Ancillary Sales Area
- Rear Access

## ACCOMMODATION:

**3,704 SqFt**  
(344.10 m<sup>2</sup>)

## VIDEO-TOUR:

A comprehensive video-tour of the property is available to watch [here](#).

## **LOCATION:**

---

The mid-terraced property is pavement-lined in Hitchin town centre. Hitchin is an affluent market town in Hertfordshire with good public parking provisions, access to the A1(M) and a mainline train station to both Cambridge and London King's Cross.

Within the vicinity are a mixture of regional and national companies, most notably:

- M&S
- Costa Coffee
- Next
- Crew Clothing
- Olivia Bonas
- WHSmith
- The White Company
- Hotel Chocolate
- and more...

## **DESCRIPTION:**

---

The ground floor retail premises could accommodate a variety of uses under User Class E, such as retail, leisure, F&B, etc. Furthermore, it benefits from the following:

### **Sales Area:**

- Extensive double shop front.
- Large open plan sales area.
- Automatic sliding doors.
- Alarm system.
- Suspended ceiling.
- LED lighting.
- AC.

### **Rear Store**

- Ramped access to sales area.
- Locker room/office.
- Kitchenette.
- Disabled WC.
- Rear access.

## **TERMS:**

---

The property is available To Let for a term to be agreed at **£120,000** per annum exclusive.

## **RATEABLE VALUE:**

---

The Rateable Value of this property is £107,000. Please note this is not the Rate to pay.

## **EPC:**

---

The property's EPC rating is B-45

## **LEGAL COSTS:**

---

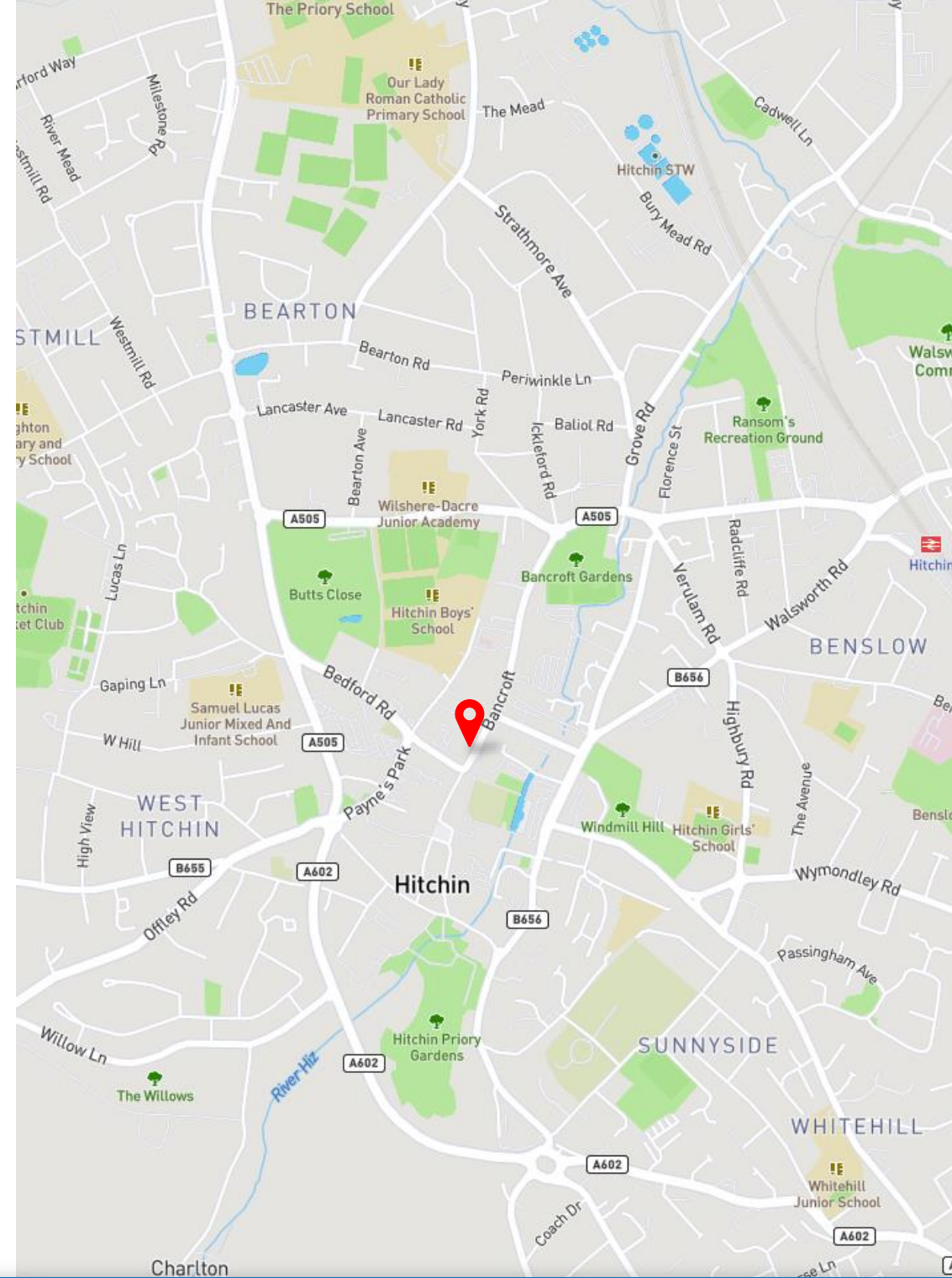
Each party are to bear their own costs.

## **VAT:**

---

Plus VAT at the appropriate rate.







## **VIEWING:**

### Stephen Wood:

- Mob: 07798 610 003
- Email: [s.w@srwood.co.uk](mailto:s.w@srwood.co.uk)

### Jacob Wood:

- Mob: 07401 221 022
- Email: [j.w@srwood.co.uk](mailto:j.w@srwood.co.uk)

### Office:

- Tel: 01462 542 760
- Web: [www.srwood.co.uk](http://www.srwood.co.uk)



INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

*All statements contained in these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.*

# **S.R. Wood & Son**

Est.1981

## **01462 542 760**

[www.srwood.co.uk](http://www.srwood.co.uk)