

Town Centre Retail Premises

92 Bancroft, Hitchin, Hertfordshire, SG5 1NQ

TO LET

799 SqFt (74.20 m²)



LOCATION

Bancroft forms one of the main retail areas within the bustling and affluent town centre. Within the vicinity are a number of regional and national businesses.

DESCRIPTION

The ground floor retail premises is Listed, being mid-terrace and pavement lined. It benefits from the following.

- Double timber frontage.
- Sales area.
- Rear store (with rear access).
- Kitchenette.
- Single WC.
- Concertina security shutters.
- 1 allocated parking space to the rear.
- Additional parking subject to charge.

TERMS

Available upon a new IRI lease for a term to be agreed at **£19,500** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £12,500 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIDEO-TOUR

Click [here](#) to watch a video-tour for the subject premises.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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