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Property Consultants: Commercial Agency:
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FOR SALE INVESTMENT PREMISES Malthouse Court 5 Bridge Street Hitchin, Herts, SG5 2DJ



Floor Area 651sq.ft 60.5sq.m

- **Attractive investment**
- **Popular Hertfordshire Town**
- **Lock up shop unit**

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Company Registration No. 3445835

Malthouse Court, 5 Bridge Street, Hitchin, SG5 2DJ

LOCATION

Hitchin is an attractive Hertfordshire market town on the fast A505 dual carriageway approximately 5 miles west of Stevenage (Junction 8) and 10 miles east of Luton (Junction 10/11). It has an individual character with an attractive town centre. London Luton Airport is particularly convenient and this is with the fast-electrified service to London Kings Cross (approx. 35 mins). The property is located within the main commercial area located to the south side of the town and forms part of an area of high quality modern development.

DESCRIPTION

The property is a ground floor only lock up unit in first class condition. It has a large shop front with return / doors to small garden area. The property has air conditioning.

ACCOMMODATION

Area 651 sq.ft 60.5 sq.m



SERVICES

All mains services are connected to the site.

None of the services have been tested and no warranty is given regarding their condition.

TENURE

The shop premises has a recently renewed lease for a term of 6 years to May 2028 at a total rent of £14,400 plus VAT per annum exclusive on an FRI lease.

The ground rent payable is £250 per annum based on a lease of 125 years from 2009. The present service charge is £1105.00 per annum.

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INVESTMENT

The premises are offered for sale subject to the existing tenancy inviting interest at £215,000.

RATES (reference retails unit 5 Bridge Street)

Rateable Value: £11,500
Rates Payable: To verify with the Local Authority

EPC

The rating of C applies to the unit.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

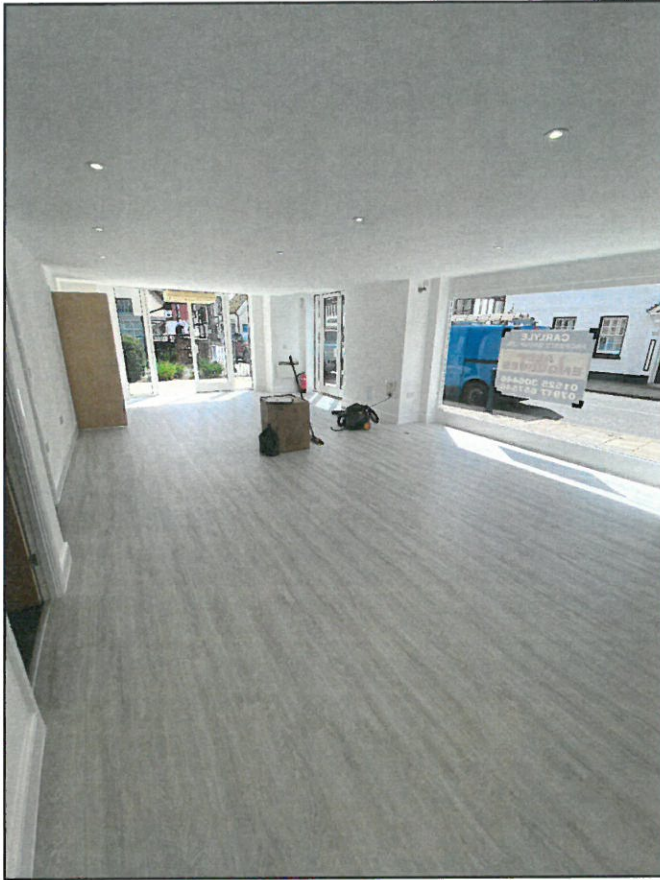
The property has been elected for VAT . All figures are exclusive of VAT.

VIEWING

Further information and viewing Strictly by appointment with Agents: Cliftons 01767 312131



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