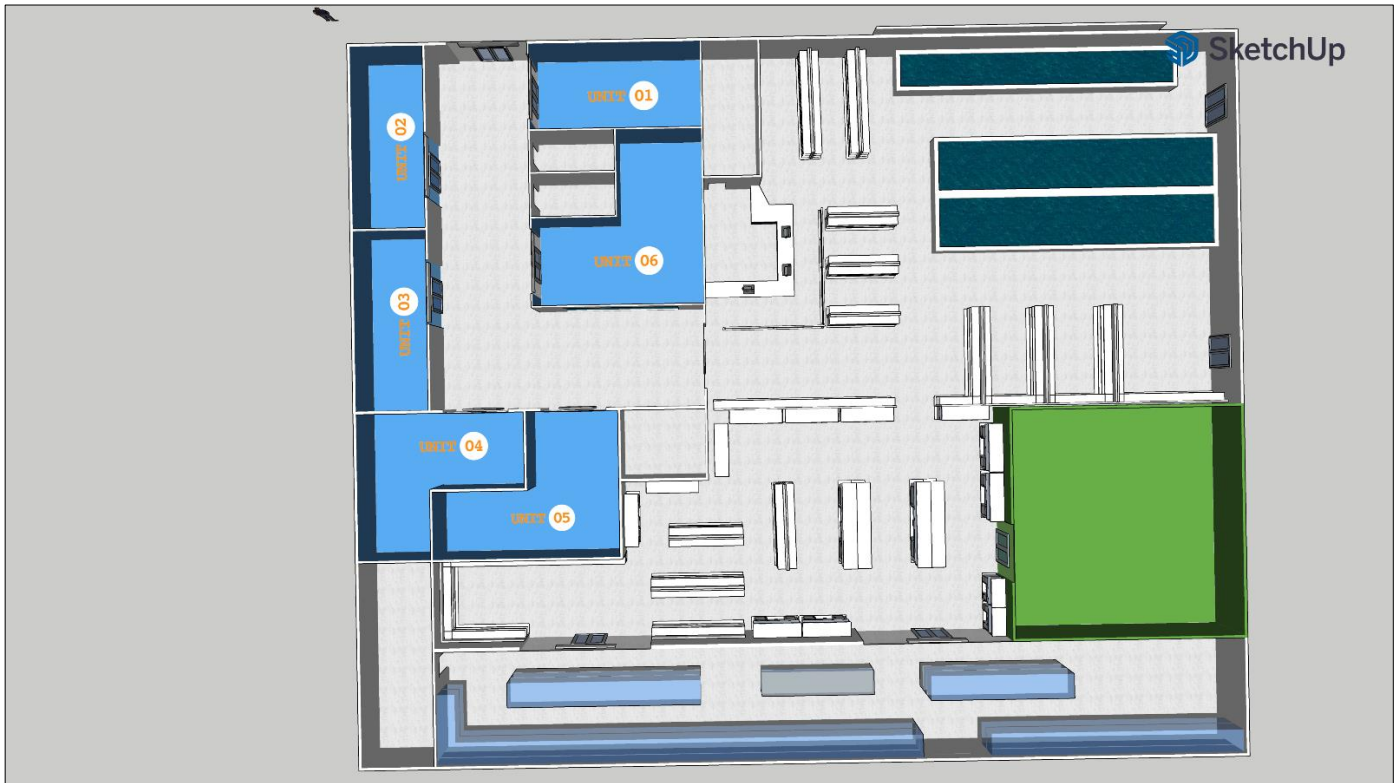


## PERFECT AQUATICS, HITCHIN ROAD, HENLOW, BEDFORDSHIRE, SG16 6BB



## RETAIL/OFFICE/LEISURE

## TO LET

FROM £6,866 pa

206 SQFT (19.12 M<sup>2</sup>) - 2,389 SQFT (222.18 M<sup>2</sup>)

### KEY FEATURES

- Available circa Q1 2024.
- Business Rates included within the rental.
- Newly developed retail units within an established garden centre/Koi Carp facility.
- Future development planned.
- Rural location north of Hitchin.
- Independent access.
- Generous parking.

### DESCRIPTION

The units will be integrated within the north east corner of the existing building, opposite the newly developed café. They will have independent access through the property's frontage and will be built to a blank white shell specification, allowing an ingoing occupier to fit out to their specific requirements.

The site benefits from a large car park with security features such as palisade fencing and a security gate.

In addition to the above the owner has future development plans for the site which will enhance footfall. Development plans include an outdoor crazy golf course, a modern bar and extension to the existing café.

The units may suit uses such as dog grooming, small independent vets, florist, tackle shop, artisan foods, health clinic, perfumery, haberdashery, arts/crafts etc.

- **Unit 1** = 206 SqFt (19.12 m2)
- **Unit 2** = 206 SqFt (19.12 m2)
- **Unit 3** = 206 SqFt (19.12 m2)
- **Unit 4** = 309 SqFt (28.71 m2)
- **Unit 5** = 309 SqFt (28.71 m2)
- **Unit 6** = 309 SqFt (28.71 m2)

## LOCATION

These new retail units will be developed within the Perfect Aquatics aquarium centre which is a long established destination retailer off Hitchin Road in Henlow, Bedfordshire.

Despite its village setting, nearby arterial routes are easily accessible, such as the A1(M), Junction 10. Also Arlesey train station is a 2.5 mile drive away.

## TERMS

The units can be let individually or combined for a term to be agreed. The rent is inclusive of Business Rates, but exclusive of all other costs.

- **Unit 1** = *Under Offer (dog groomer)*
- **Unit 2** = £6,866.66 per annum exclusive
- **Unit 3** = *Under Offer (vapes)*
- **Unit 4** = *Under Offer (delicatessen)*
- **Unit 5** = *Under Offer (landscapers)*
- **Unit 6** = *Under Offer (gift shop)*

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATEABLE VALUE

Included within the rent, as above.

## VAT

Plus V.A.T. at the appropriate rate if applicable.

## VIEWING

For further information or an appointment to view, kindly contact sole letting agents S.R. Wood & Son Ltd.

[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221



Tel: 01582 401 221 Email: [s.w@srwood.co.uk](mailto:s.w@srwood.co.uk) Website: [www.srwood.co.uk](http://www.srwood.co.uk)  
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

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