

92 BANCROFT, HITCHIN, HERTFORDSHIRE, SG5 1NQ



Town Centre Shop with Parking **TO LET** **£19,500 pax** **799 SQFT (74.20 M²)**

[YOUTUBE VIDEO-TOUR:](#)

A YouTube video-tour is available for this property. Please click [here](#) to watch.

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.

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.

TERMS

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

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

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

Subject to certain conditions, you will not pay Business Rates on a property with a Rateable Value of £12,000.00 or less. For properties with a Rateable Value of £12,001.00 to £15,000.00 the rate relief will go down gradually from 100% to 0%, i.e. if your Rateable Value is £13,500.00 you will get a 50% reduction off your bill.

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.

01462 542 760

Click the icons below to be redirected to the website or relevant social media page



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