

**3 Brand Street
Hitchin
Hertfordshire
SG5 1LP**

TO LET

£40,000 Per annum

Set in an affluent Hertfordshire Market Town of Hitchin, approx. 6 miles north west of Stevenage, benefits good access to the A1M and overground train routes directly to King's Cross, close to the corner intersection with Bancroft and the High Street



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

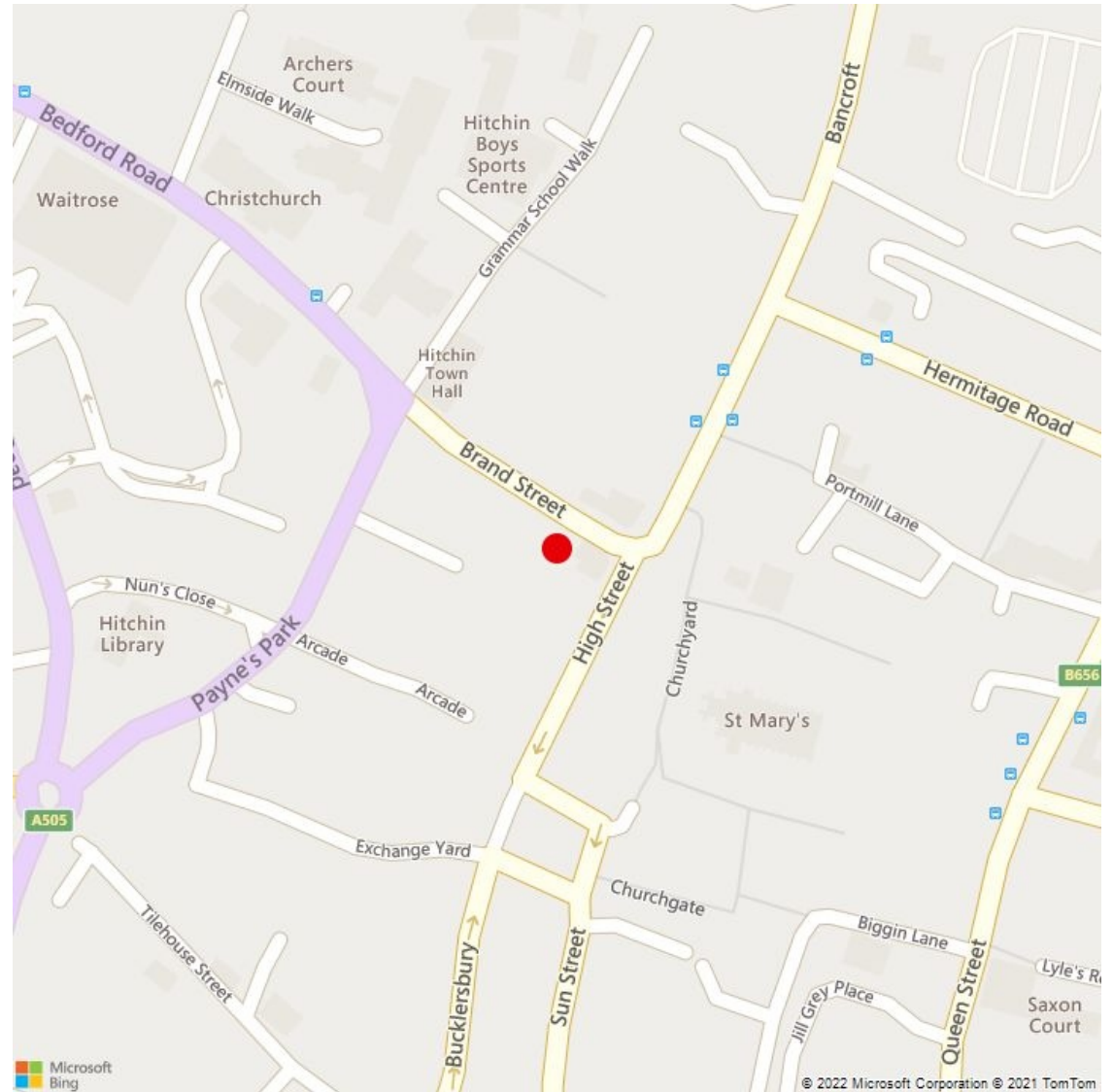
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

A rectangular ground floor retail banking unit 909 sq.ft. approx. with basement/storage area 295 sq.ft. approx and first floor ancillary space 399 sq.ft. approx. Gross Internal Frontage of 18'7



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Rent

£40,000



Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Legal Costs

Each side to be responsible for their own legal fees



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Rates

Rateable value - £31,750 (as taken from Gov.uk)
This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

EPC

Available upon request

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via the owners agents PSS Commercial.



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