

TO LET - RETAIL



13 Hermitage Road, Hitchin, Hertfordshire, SG5 1BT

1,607 SqFt (149.29 SqM)

£45,000 per annum exclusive

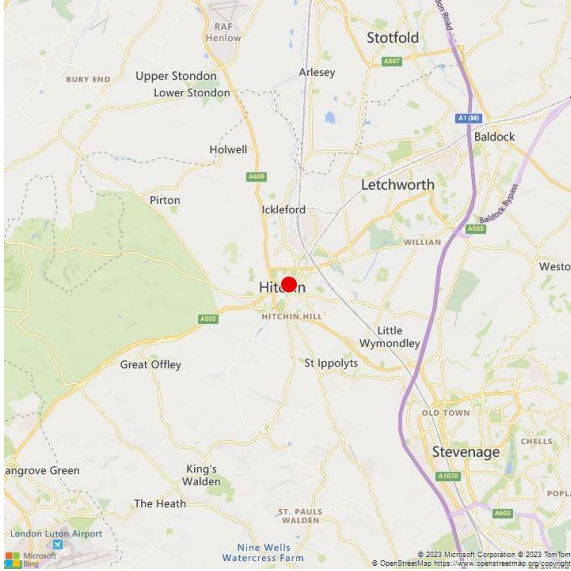
TOWN CENTRE RETAIL UNIT

- Use Class E
- Prominent location
- Town Centre Retail Unit
- Rear Access

Location

Located within the heart of the popular market town Hitchin, in a prominent secondary location, close to the junction of Bancroft and Hermitage Road.

The property is within easy walking distance of the mainline railway station with excellent fast and frequent links to London. The A1M is located just 3.5 miles east. There are multiple public car parks nearby, as well as on street parking to the front.



Description

A ground floor lock up shop in a prime retail location of the town centre. The property has a double frontage, open plan sales area, rear access, LED lighting, WC and Kitchenette. There is on street parking to the front and rear loading. Nearby occupiers include Panic Ink, The Hermitage, Subway and Holland and Barrett.



Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Total	1,607	149.29

Areas quoted are approximate and should not be held as 100% accurate.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £45,000 per annum exclusive.

VAT: VAT Applicable

Business Rates

From enquiries we understand that for the current year the rateable value is £30,500 per annum with rates payable in the order of £15,219.50 per annum.

EPC: C- 72

Viewings

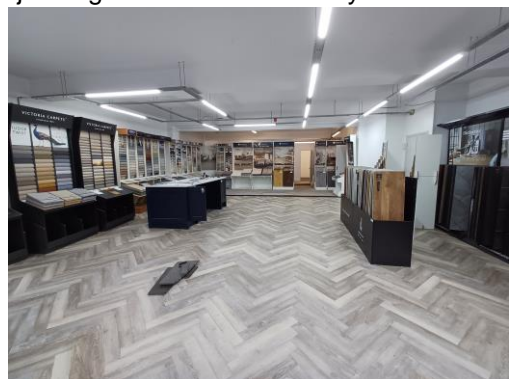
For viewings and further information please contact:

Joshua Parelo

01582 550 210

joshua.parelo@kirkbydiamond.co.uk

Or our joint agents Aitchison Raffety on 01727 843232



DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP