

TO LET

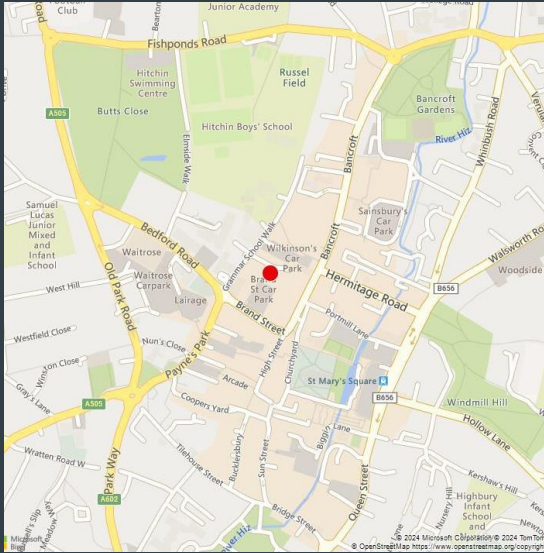


Croft Store
Grammar School Walk
Hitchin
Hertfordshire
SG5 1JD

- Town Centre Location
- Should Qualify for Small Rates Relief
- Secure location
- Loading Door

Location

Located off Grammar School Walk in Hitchin Town Centre. The property is right in the centre of the town and has easy access to both the A1 (M) and M1.



Description

Rarely available a detached light industrial/storage unit in the heart of Hitchin town centre located off Grammar School Walk. The premises have a yard area that can be used for access to the roller shutter loading door. The property benefits from new UPVC windows and door, male and female WCs. The maximum eaves height is 3.3m. Parking can be arranged by way of separate licence for an additional fee.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rent of £24,750 per annum.

Accommodation

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

	SQ FT	SQ M
TOTAL	1,548	143.81

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

VAT

This property has been elected for VAT and therefore, is payable on the lease.

Service Charge

The service charge is £500 +VAT for the year 2024/25

Business Rates

We understand from enquiries that the rateable value is £12,000 per annum. The property should qualify for small business rates relief.

EPC

E-116

Viewings

Strictly by appointment. For further details please contact:

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