

# TO LET



16 Bancroft  
Hitchin  
Hertfordshire,  
SG5 1JQ

## Town Centre Retail

- Air Conditioning
- Storage/ Ancillary sales to rear
- WC facilities
- Double Fronted



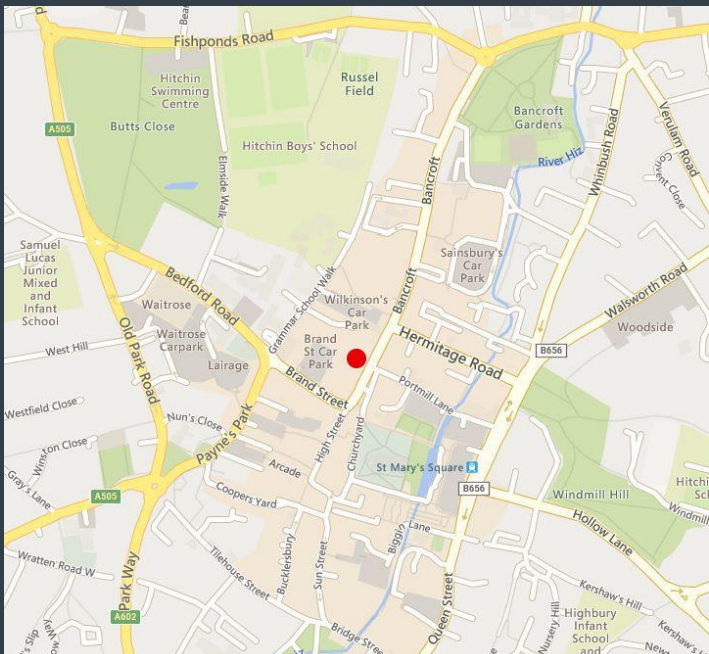
## Location

The property is located within the prime retail area of Hitchin to the west side of Bancroft. Hitchin is a popular successful market town located just to the west of the A1(M). The property is within walking distance of the station.

Other occupiers located close by are The White Stuff, Craft and Cleaver, Mint Velvet, Oliver Bonas, Crew Clothing, M&S, Hotel Chocolat.

## Description

The property is located on Bancroft, the main retailing thoroughfare in Hitchin town centre. The property has the benefit of rear access, air conditioning, LED lighting, accessible WC and parking can be made available by way of separate licence.



## Accommodation

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

Accommodation	Sq Ft	Sq M
Ground Floor Sales	1,431	132.94

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

## Terms

The property is available by way of a new FRI lease for a term to be agreed. At a rental of £60,000 per annum

## Business Rates

We understand from our enquiries that the rateable value is £60,000 per annum from for the current year 2024/25.

## Service Charge: TBA

VAT: VAT Applicable

EPC - C - 60

## Viewings

Strictly by prior appointment.

For further details please contact;

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