

TO LET

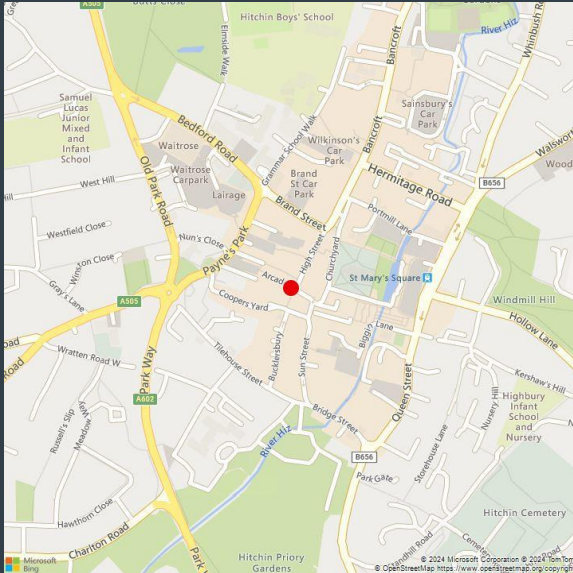


33 Market Place
Hitchin
Hertfordshire
SG5 1DY

- Prime Location
- Double Fronted
- No VAT to pay on the rent
- Air conditioning

Location

The retail unit is located on Market Place, with surrounding occupiers including Waterstones, Pitcher and Piano, Toni and Guy, HSBC, Starbucks and is adjacent to Hitchin's historic High Street. Hitchin is a popular market town located just to the west of the A1(M) with a mainline railway station providing a fast and frequent service to London.



Description

Rarely available retail premises in Market Place in Hitchin. The property is a ground floor retail unit benefiting from a double frontage, electronic shutters, rear stock room, managers office, WC and Kitchen facilities.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rent of **£36,250** per annum.

Accommodation

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

	SQ FT	SQ M
TOTAL	595	55.28

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

VAT

This property has not been elected for VAT and therefore, is not payable on the lease.

Service Charge

The service charge is £4,410 for the year 2024/25

Business Rates

From verbal enquiries, we understand the current rateable value is £34,250. With rates payable in the order of £17,090 per annum.

Viewings

Strictly by appointment. For further details please contact;

Hannah Niven
01462 414 040
hannah.niven@kirkbydiamond.co.uk

Joshua Parello
01582 550 210
joshua.parello@kirkbydiamond.co.uk

