# TO LET





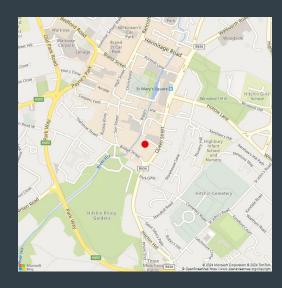
Rear of The Maltings Bridge Street Hitchin Hertfordshire SG5 2DE

- Town Centre Location
- Low Rates
- Secure location
- Loading Door

#### Location

Located in within the town centre the property has good access to local amenities and is within walking distance to the station.

Hitchin is well located being within easy reach of the A1(M) junction 7 - 3 miles, M1 junction 10- 17 miles and M25 junction 23 - 27 miles.



## **Description**

Rarely available, detached workshop/light industrial building with large gated secure yard to the front, in Hitchin town centre. The warehouse provides open plan space benefitting from gas blower heating and two loading doors, LED lighting, office, kitchenette, phase 3 electric and WCs. There is ample parking within the gated yard area. There is a possibility to have the addition of additional space by way of a garage on a separate licence for a fee to be agreed.

#### Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rent of £27,000 per annum.

#### **Accommodation**

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

	SQ FT	SQ M
TOTAL	1,583	147.00

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 £13,500 per annum. Rates payable to be within the order of £3,368 per annum.

### **EPC**

E-93

## Viewings

Strictly by appointment. For further details please contact:

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

Courtney Cummins 01582 738 866

courtney.cummins@kirkbydiamond.co.uk







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