

TO LET



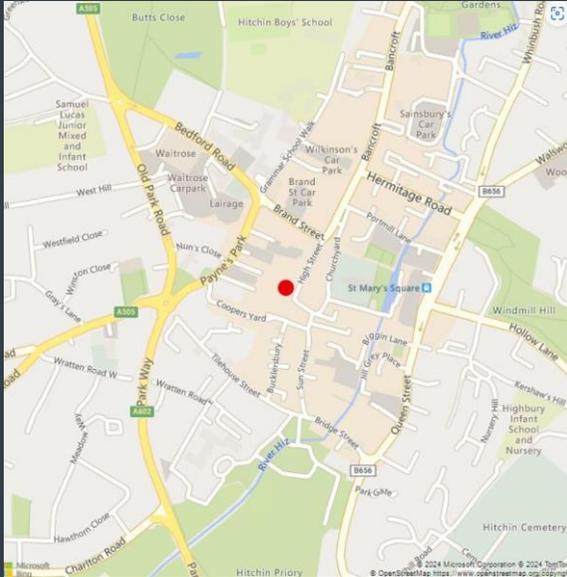
5 The Arcade
Hitchin
Hertfordshire
SG5 1DY

700 SQ FT
65.05 SQ M

- Arcade Location
- Double Fronted
- No VAT to pay on the rent
- Ground and First Floors

Location

The retail unit is located on The Arcade, with surrounding occupiers including The Wee Vinoteca, Twisted Fabric and The Hamm and is leads to Hitchin's historic Market Place. 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 The Arcade Place in Hitchin. The property is a ground floor retail unit with the addition of first floor sales area and stock room. Benefiting from a double frontage, LED lighting, gas central heating, 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 **£17,000** per annum.

Accommodation

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

	SQ FT	SQ M
Ground Floor	346	32.22
First Floor	354	32.8
TOTAL	700	65.05

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 £1,212 for the year 2024/25

Business Rates

From verbal enquiries, we understand the current rateable value is £10,250. This property may qualify for small rates relief.

EPC

C-54

Viewings

Strictly by appointment. For further details please contact;

Hannah Niven

01462 414 040

hannah.niven@kirkbydiamond.co.uk

Chris Richards

01582 550 210

chris.richards@kirkbydiamond.co.uk

