

TO LET

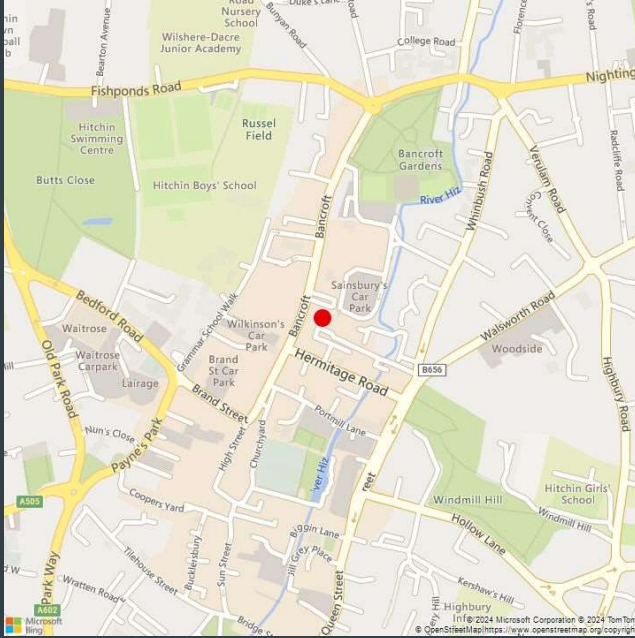


Suite 1, 107 Bancroft
Hitchin
Hertfordshire
SG5 1HX

- Newly Redecorated
- Gas Central Heating
- Small Business Rate Relief
- Shared Facilities

Location

Situated in a prominent position within Hitchin town centre. Nearby occupiers include Chicken George, Carter and George, Taylors Estate Agents. Hitchin is a popular market town located just to the west of the A1(M) and within walking distance to the station with a good railway link to London.



Description

A first floor office suite within a shared office building in a centrally located area. The property is mainly open plan but is split into two rooms. The property benefits from gas central heating, entry phone system, and A/C to one room. The suite also has the benefit of some second-floor storage which is access internally.

Terms

Available by way of a new 12 month licence at a rental of £7,600 per annum

EPC

The property has an EPC rating of: E – 119

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq Ft	Sq M
Suite 1	505	46.91

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

Service Charge

This is a contribution towards the external and common part repair and maintenance. Further information available on request.

VAT

The property has been elected for VAT therefore VAT is payable on the rent.

Business Rates

From verbal enquiries, we understand the current rateable value is £5,200. This property should qualify for small business rates relief.

Viewings

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