



16-17 SUN STREET
HITCHIN



16-17 Sun Street Hitchin Hertfordshire SG5 1AH

Guide Price £725,000

For Sale by Informal Tender - Sealed Bids Invited by 12noon, Tuesday 13th June 2023.

Rare opportunity to acquire a mixed use town centre freehold with vacant possession.

16/17 Sun Street sits at the heart of Hitchins conservation area and historic town centre. It has been a landmark building for centuries and for the past few decades has been both owned and occupied by the Merryfield family. Grade 2 listed the majority of the ground floor on the Sun Street frontage has been used commercially as a single shop with offices however historically it is believed to have been two adjacent buildings.

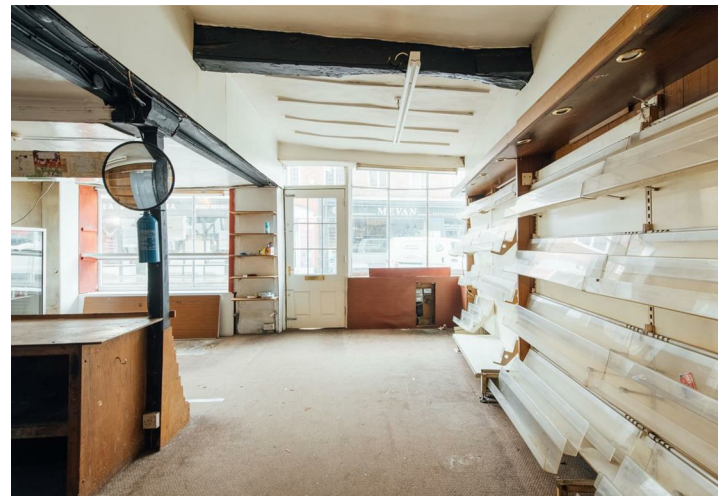
Believed to date back to the C17th the upper floors and rear accommodation are almost exclusively used as residential accommodation with part of the rear converted to a 2 storey 1 bedroom residential unit with independent Council Tax Band.

Amenity space is provided at the rear with a right of access to both Sun Street and Bucklesbury.

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDORS SOLE AGENTS. VIEWINGS, WEEKDAYS ONLY STARTING FRIDAY 19TH MAY 2023. CALL FOR EARLY APPOINTMENT TO VIEW.

Viewing

By appointment with Norgans Estate Agents.







SHOP & ANCILLARY AREAS

Main Shop Area

28'2" max x 24'8" max (8.59m max x 7.52m max)

L-shaped. Two curved bay windows to front. Two doors to front. Display shelving/racking. Exposed beams. Door to Lobby.

Lobby

Door to large shelved storage cupboard. Window to internal Courtyard. Door to Office.

Office

14'1" max x 10'5" (4.29m max x 3.18m)

Fitted shelving. Panelled walls. Window and door to Internal Courtyard. Door to rear Courtyard. Door to Store.

Store

14'4" x 6'10" overall (4.37m x 2.08m overall)

Overall measurements including kitchenette are and W.C. Fitted shelving. Kitchenette area with worksurface, ceramic sink and water heater over (not tested). Window to rear Courtyard. Door to:-

W.C

Fitted with a white low level W.C. Obscure internal window to Kitchenette area. Small window to rear Courtyard.

Internal Courtyard

12'8" x 10'3" average (3.86m x 3.12m average)

Enclosed on all sides by the building. Low level external access to Cellar area beneath the Kitchen. Accessed via a door from the Office.

RESIDENTIAL ACCOMMODATION

All accessed from the Rear Courtyard.

ON THE GROUND FLOOR

Kitchen

13'9" x 11'6" (4.19m x 3.51m)

Fitted with a basic range of floorstanding and wall mounted units with



worksurface and stainless steel sink unit. Panelled walls and ceiling. Space for cooker. Space for dishwasher. Space for washing machine. Door to Inner Hall. Radiator. uPVC double glazed windows to side and rear. Door to Rear Courtyard.

Inner Hallway

11'10" x 2'9" (3.61m x 0.84m)

Radiator. Part panelled walls and panelled ceiling. Obscure uPVC double glazed window to Internal Courtyard. Staircase to first floor with small storage cupboard. Door to Living Room.

Living Room

12'4" plus bay x 10'9" max (3.76m plus bay x 3.28m max)

Chimneybreast. Laminate flooring Walk-in bay with two uPVC double glazed windows and uPVC double glazed door to rear.

ON THE FIRST FLOOR

Landing (1)

Accessed via the staircase from the Inner Hallway. Doors to Room 1 and 3. Door to Shower Room. Stairs to Second Floor.

Shower Room

8'5" x 5'2" (2.57m x 1.57m)

Fitted with a coloured suite comprising low level W.C, pedestal washbasin and shower cubicle. Tiled splash areas. Exposed beams. Small window to rear.

Room One

17'6" x 11'11" (5.33m x 3.63m)

Chimneybreast with tiled fireplace surround and grate. Radiator. uPVC double glazed windows to side and rear. Door to Room 2.

Room Two

12'6" x 10'9" max (3.81m x 3.28m max)

Chimneybreast with recess. Fitted wardrobes. Radiator. Wall mounted sink. uPVC double glazed window to rear.



Room Three

12'8" x 11'0" overall plus alcoves (3.86m x 3.35m overall plus alcoves)

Radiator. Large walk-in storage alcoves. Window to front. Door to Room Four.

Room Four

13'6" max x 9'10" (4.11m max x 3.00m)

Radiator. Window to front. Door to Landing (2).

Landing (2)

Wall light point. Window to rear and small rooflight on stairs leading up to Second Floor. Stairs down to blocked doorway. Door to Room Five.

Room Five

15'9" x 8'9" (4.80m x 2.67m)

Wall light point. Radiator. Windows to front and rear.

ON THE SECOND FLOOR

Room Six

22'10" x 13'6" overall (6.96m x 4.11m overall)

Restricted headheight due to the eaves, 6'0" min to part. Two wall light points. Exposed beams. Two dormer windows to front. Restricted height access to the staircase leading down to the Landing (2). Door providing access to the Staircase from Landing (1).

SELF CONTAINED HOUSE

Two storey self contained house. Accessed from the Rear Courtyard.

ON THE GROUND FLOOR

Living Room/Kitchen Area

17'11" x 10'9" (5.46m x 3.28m)

Open plan ground floor comprising:-

Kitchen Area - fitted with a range of floorstanding and wall mounted



storage units with drawers and worksurfaces over. Tiled splash areas. Stainless steel sink unit with mixer tap and drainer. Space and connection point for electric cooker. Space for fridge freezer. Wall mounted gas fired boiler (not tested). Recessed spotlights. Vinyl flooring. Breakfast bar. uPVC double glazed window to front. Glazed door to Rear Courtyard.

Living Room - Radiator. Dado rail. Recessed spotlights. Spiral staircase to first floor.

ON THE FIRST FLOOR

Bedroom

14'3" x 10'9" plus staircase (4.34m x 3.28m plus staircase)

Vaulted ceiling with velux rooflight. Radiator. uPVC double glazed windows to front and side. Door to:-

En-Suite Shower Room

3'9" x 6'5" approx (1.14m x 1.96m approx)

Fitted with a white suite comprising low level W.C, wall mounted washbasin and double shower cubicle. Tiled splash areas. Mirror with light. Radiator.

OUTSIDE

Rear Courtyard

Block paved courtyard with raised flowerbed. Fully enclosed by fencing and brick wall with gated access to a walkway, which benefits from a gated right of way directly on to Sun Street.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

BUSINESS RATES/COUNCIL TAX BAND

The Rateable Value for the "shop and premises" at 16/17 Sun Street is

£15,500 (Apr 2023 Revaluation).

The Self Contained House is separately rated for Council Tax as Band A, and is listed as "The Barn, rear of 16 Sun Street, Hitchin. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC RATING

Not Required as the property is Grade 2 Listed

TENURE

Freehold.

Vacant Possession on exchange

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

INFORMAL TENDER DATE

All offers must be received in writing in a sealed envelope clearly marked with the property address and must be received by 12 noon on Tuesday 13th June 2023.

INFORMAL TENDER

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. Prospective purchasers are permitted to submit one or more offers on the property. The Vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The sale of this property by Informal Tender does not restrict the Vendor from considering any pre-tender offers or from withdrawing the property from the Tender process prior to the Tender date.

VIEWINGS

Viewings Strictly by Appointment with the vendors sole agents - Norgans 01462 455225 Contact Mrs Morag Norgan

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

