



AITCHISON RAFFETY



- Prime retail unit with extensive frontage
- Storage/ Ancillary sales to rear with staff kitchen
- Open plan sales area
- Alarm System
- LED lighting
- Air-conditioning
- Staff Kitchen & WC
- Rear access

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11 A/ B Bancroft, Hitchin, Hertfordshire, SG5 1JQ

Prime Town Centre Retail Unit

Approx. 3,704 Sq Ft (344.1 Sq M)

To Let

11 A/ B Bancroft, Hitchin, Hertfordshire, SG5 1JQ



Description

The premise comprised a large ground-floor retail unit with extensive shop frontage. The shop has rear access, LED lighting, an alarm system and air-conditioning. The property would suit a variety of different uses within Class E.

The unit benefits from an open plan sales area and storage/ancillary to the rear including a staff toilet and kitchen.

Location

The property is located within the prime retail area of Hitchin to the west side of Bancroft. Hitchin is a popular successful market town located just to the west of the A1(M), there is ample public parking nearby.

Other occupiers located close by are M&S, Hotel Chocolate, Oliver Bonas, WHSmith, Next, and many other independent retailers.

Floor Area

Ground floor sales 3,704 Sq Ft 344.1 Sq M

Rent

£120,000 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease

Business Rates

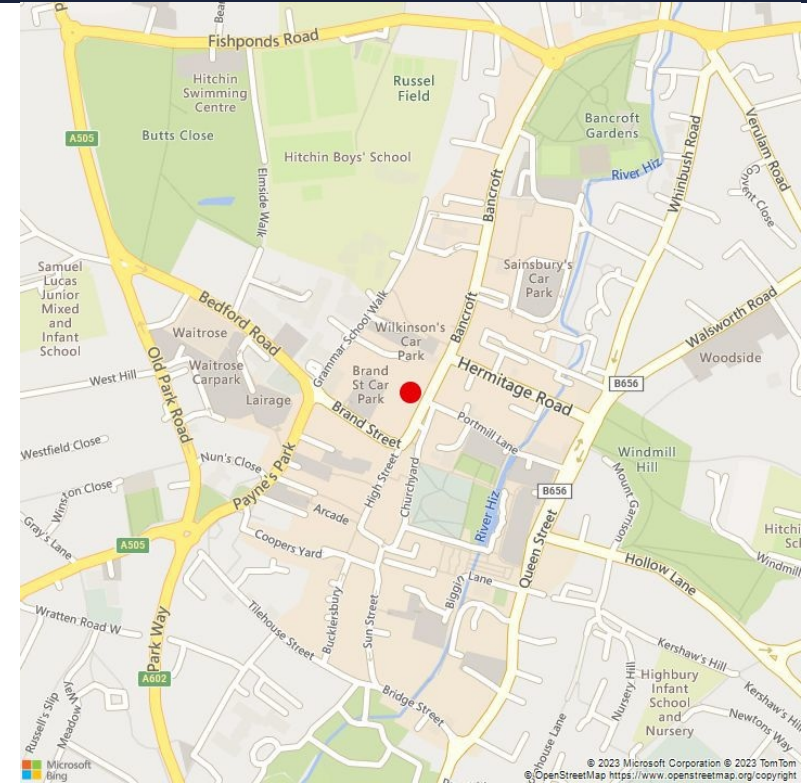
From verbal enquiries, we understand the current rateable value is £107,000 with rates payable in the order of £54,784 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

EPC B-45



Viewings

By appointment only with sole agents Aitchison Raffety
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RAFFETY**



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