

TO LET



16 Bancroft
Hitchin
SG5 1JQ

**Town Centre Retail
Unit**

- Air Conditioning
- Storage/ Ancillary sales to rear
- WC facilities
- Double Fronted

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). The property is within walking distance of the station.

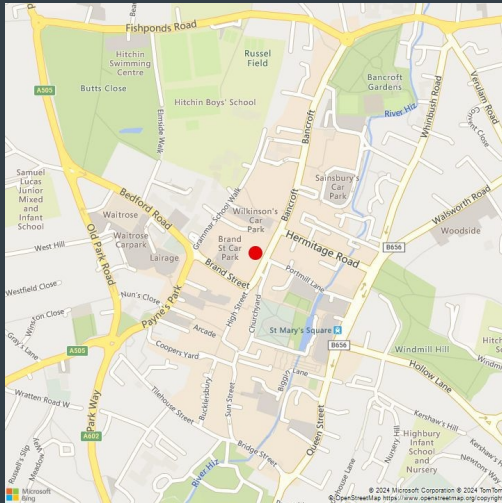
Other occupiers located close by are The White Stuff, Craft and Cleaver, Mint Velvet, Oliver Bonas, Crew Clothing, M&S, Hotel Chocolat.

Description

The property is located on Bancroft, the main retailing thoroughfare in Hitchin town centre. The property has the benefit of rear access, air conditioning, LED lighting, accessible WC and parking can be made available by way of separate licence.

Tenure

Available by way of a new lease for a period to be agreed.
Rental - £60,000 per annum



Accommodation

Floor Area ()

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

Ground Floor Sales	1,431 SqFt	132.94 SqM
Total	1,431 SqFt	132.94 SqM

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

VAT

VAT Applicable

EPC

C - 60

Business Rates

We understand from our enquiries that the rateable value is £60,000 per annum from for the current year 2024/25.

Further Information

Viewing strictly by appointment:

Hannah Niven

01462 414 040

hannah.niven@kirkbydiamond.co.uk

Joshua Parelo

01582 550 210

joshua.parelo@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