# TO LET



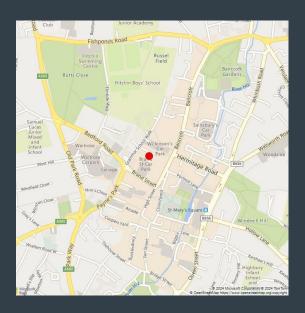


Croft Store Grammar School Walk Hitchin Hertfordshire SG5 1JD

- Town Centre Location
- Should Qualify for Small Rates Relief
- Secure location
- Loading Door

### Location

Located off Grammar School Walk in Hitchin Town Centre. The property is right in the centre of the town and has easy access to both the A1 (M) and M1.



# **Description**

Rarely available a detached light industrial/storage unit in the heart of Hitchin town centre located off Grammar School Walk. The premises have a yard area that can be used for access to the roller shutter loading door. The property benefits from new UPVC windows and door, male and female WCs. The maximum eaves height is 3.3m. Parking can be arranged by way of separate licence for an additional fee.

#### **Terms**

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rent of £24,750 per annum.

#### **Accommodation**

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

	SQ FT	SQ M
TOTAL	1,548	143.81

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

### **VAT**

This property has been elected for VAT and therefore, is payable on the lease.

## **Service Charge**

The service charge is £500 +VAT for the year 2024/25

## **Business Rates**

We understand from enquiries that the rateable value is £12,000 per annum. The property should qualify for small business rates relief.

## **EPC**

E-116

## **Viewings**

Strictly by appointment. For further details please contact:

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