

# TO LET

3,704 Sq Ft (344.1 Sq M)

- Large Double Fronted Retail Unit
- Storage/ Ancillary sales to rear with staff kitchen
- Prominent Location
- Substantial open plan sales area



**11A Bancroft**  
**Hitchin, SG5 1JQ**

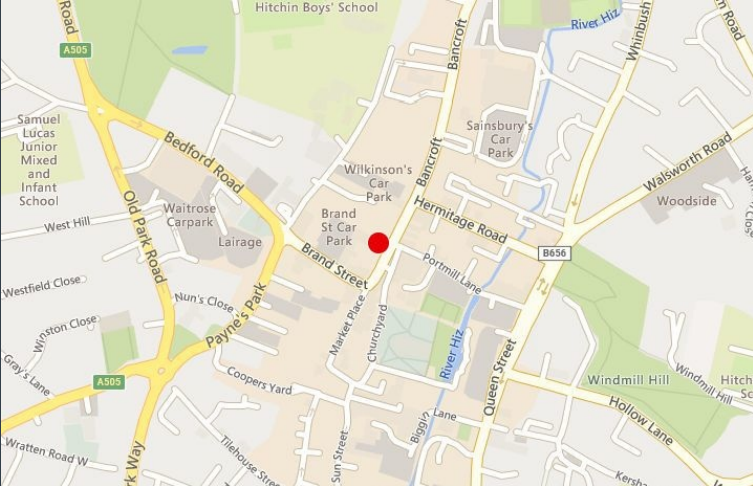
**>D KirkbyDiamond**

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## 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, Next, Hotel Chocolat

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Google Maps

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## 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

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £120,000 VAT is payable.



## ACCOMMODATION

Total	344.1 SQ M	3,704 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B- 45

**Business Rates:** The rateable value is £107,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

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

## CONTACT:

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