

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

KirkbyDiamond

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866

kirkbydiamond.co.uk



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

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

CONTACT:

➤ **HANNAH NIVEN**
 07425244396 hannah.niven@kirkbydiamond.co.uk

➤ **CHRIS RICHARDS**
 07983 775684 chris.richards@kirkbydiamond.co.uk