

TO LET

1,375 Sq Ft (127.74 Sq M)

- › Ground Floor retail unit.
- › Town Centre Location
- › Use Class Sui Generis
- › Rear Access
- › Excellent Frontage



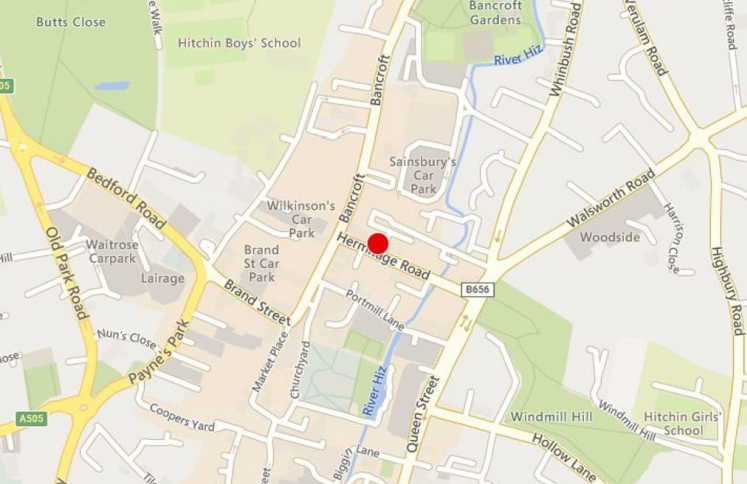
11 Hermitage Road
Hitchin, SG5 1BS

>D KirkbyDiamond

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

- Located in Hitchin Town Centre
- Within Walking distance to the station
- Close Proximity to public car parks

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Google Maps

Click here



DESCRIPTION

- A retail unit with excellent frontage on Hermitage Road
- The property benefits from a rear store room, male and female Wcs.
- Secure rear access
- There is the possibility to have a parking space nearby at an additional cost.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £38,500 per annum . VAT is payable



ACCOMMODATION

Ground Floor	127.74 SQ M	1,375 SQ FT
Total	127.74 SQ M	1,375 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-84

Business Rates: The rateable value is £23,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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