

# TO LET

472 – 613 Sq Ft  
(43.85 – 56.95 Sq M)

- › Double Fronted Retail Unit
- › High Footfall
- › E/Sui Generis permitted use
- › Rear Access
- › Grade II listed, with Historic character feature



103 Bancroft  
Hitchin, SG5 1NB

Contact: Hannah Niven or Viv Spearing  
Tel: 01582 738866  
eddisons.com





## Location

- Located in a prominent secondary location in Hitchin Town Centre
- Nearby occupiers include Sainsburys, Chicken George and Taylors Estate Agents.
- Within walking distance to the Station

 what3words

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 Google Maps

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## Description

- A new lease available for a rarely available Grade II listed end of terrace retail unit in Hitchin Town Centre which benefits from having a mix use class of E and Sui Generis.
- The property has been occupied by a well established food outlet and the current contents is available for sale in addition to a new lease.
- The property has the addition of a usable basement for storage.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £23,000 per annum. VAT is not payable

## Accommodation (Net Internal Area\*)

Ground Floor	43.85 SQ M	472 SQ FT
Basement	13.1 SQ M	141 SQ FT
<b>Total</b>	<b>56.95 SQ M</b>	<b>613 SQ FT</b>

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

EPC: TBC

**Business Rates:** The rateable value is £17,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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