

FOR SALE/TO LET
903 Sq Ft (83.89 Sq M)

- › Brand New Retail Unit
- › Located on a busy through road into Hitchin town centre
- › Use Class E
- › Retail Unit within well located area



Unit 2

Austin House, Bridge Street, Hitchin, SG5 2DE


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





Location

- Located on a busy through road into Hitchin town centre on the corner of Queen Street/Bridge Street
- Adjacent to Asda Supermarket
- Approximately 3 miles to the west of Junction 8 of the A1(M)
- Within 25 minutes' drive of the M25
- Hitchin Railway Station within 1 mile away of property provides excellent service to London Kings Cross in 35 minutes.

 what3words
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 Google Maps

[Click here](#)



Description

- A new retail unit will be finished to provide a sales area which includes a toilet and small kitchen facility to the rear of the unit. The property can be taken on it's own or combined with the other units.
- The refurbishment will finished to a white box specification.
- Located on a busy through road into Hitchin town centre on the corner of Queen Street/Bridge Street

Terms

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed or the property is available for sale (virtual freehold) of 999 years at a ground rent of £1 per annum with no reviews.

Rental: £27,500 per annum, exclusive

Sale: £397,500 Virtual Freehold.

VAT is payable.



Accommodation

Ground Floor	83.89 SQ M	903 SQ FT
Total	83.89 SQ M	903 SQ FT

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

EPC: TBC

Business Rates: Available upon request

Service Charge: Available upon request

Contact:

HANNAH NIVEN

[07425 244 396](tel:07425244396) hannah.niven@eddisons.com

VIV SPEARING

[07810 775 492](tel:07810775492) viv.spearing@eddisons.com