

## FOR SALE/TO LET

**1,150 Sq Ft** (106.84 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 3

**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

[///cubs.number.guards](https://cubs.number.guards)

 Google Maps

[Click here](#)



## Description

- This ground floor retail unit will be refurbished to provide a sales area which includes a toilet and small kitchen facility to the rear of the unit.
- 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: £33,500 per annum, exclusive.

Sale : £465,000 Virtual Freehold

Vat is Payable

## Accommodation

Ground Floor	106.84 SQ M	1,150 SQ FT
<b>Total</b>	<b>106.84 SQ M</b>	<b>1,150 SQ FT</b>

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

**Business Rates:** Available upon request

**Service Charge:** Available upon request

## Contact:

HANNAH NIVEN

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VIV SPEARING

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