



- Prominent town centre location
- Strong pedestrian and vehicular footfall
- Versatile accommodation suitable for a variety of Class E uses
- Large double frontage providing excellent visibility and natural light
- Kitchenette and WC facilities
- Convenient on-street parking directly to the front

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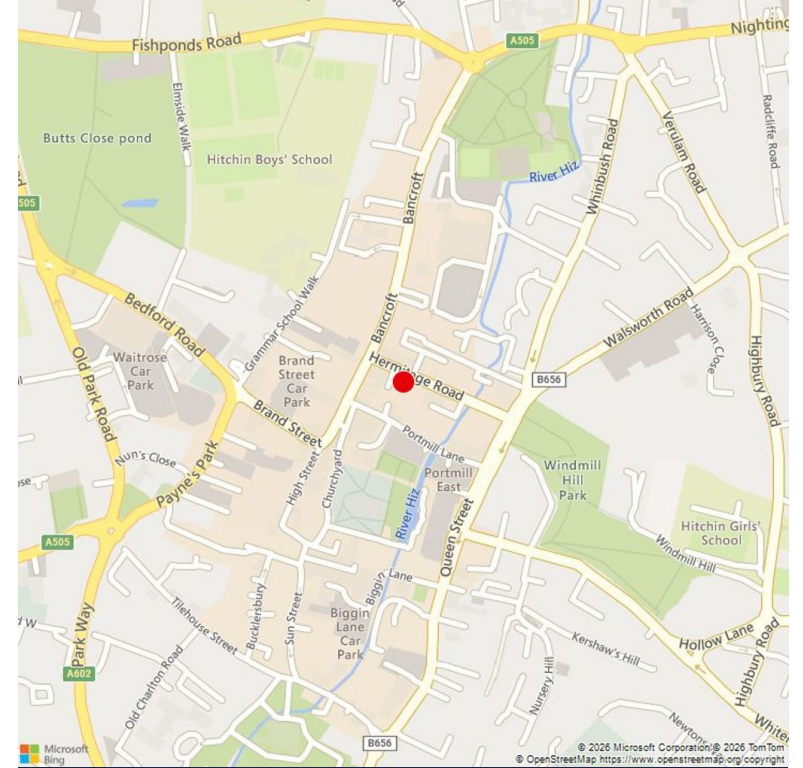
89 Hermitage Road, Hitchin, Hertfordshire, SG5 1DG

Prominent Retail Unit Within Town Centre

Approx. 905 Sq Ft (84.07 Sq M)

**To Let**

# 89 Hermitage Road, Hitchin, Hertfordshire, SG5 1DG



## Description

The property comprises a predominantly rectangular, ground floor lock-up retail unit in good condition. It features a large open-plan sales area, a small kitchenette, and a rear WC, providing flexible accommodation suitable for a variety of occupiers.

The unit benefits from an attractive frontage, offering excellent visibility from the road and exposure to a high volume of passing traffic. On-street parking is available along Hermitage Road, providing convenient access for customers and visitors.

## Location

The premises are located within Hitchin town centre close to the junction with Bancroft. Hitchin is a popular market town located just to the west of the A1(M) with a mainline railway station providing a fast and frequent service to London.

## Floor Area

Ground floor	905 Sq Ft	84.07 Sq M
<b>Total</b>	<b>905 Sq Ft</b>	<b>84.07 Sq M</b>

## Rent

£35,950 per annum exclusive

## Terms

Available by way of a new full repairing and insuring lease.

## Business Rates

From verbal enquiries, we understand the current rateable value is £32,750 with rates payable in the order of £16,342.25 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

64 - C

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

Strictly by appointment only  
with sole agents Aitchison  
Raffety with Alex Strazza  
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