



- Prominent location off Market Square
- Large ground floor retail space
- High footfall area
- Additional first floor space
- Suitable for a variety of uses within Class E
- Recently refurbished

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25 High Street, Hitchin, Hertfordshire, SG5 1AT

Prime High Street Retail Unit

Approx. 4,646 Sq Ft (431.61 Sq M)

To Let

25 High Street, Hitchin, Hertfordshire, SG5 1AT



Description

Located in the High Street, this town centre retail unit offers ground floor sales with additional first floor space, to include staff room, stock room, offices and WC facilities.

The double fronted unit occupies a prominent part of the High Street with nearby retailers to include Timpsons, Greggs, Boots and Barclays Bank. The property has recently been refurbished.

Location

Hitchin is an historic market town and located 3 miles to the west of Junction 8 of the A1(M) with the M25 being some 15 minutes south of that junction.

Floor Area

Ground Floor Retail	2,967 Sq Ft	275.63 Sq M
First Floor Storage	596 Sq Ft	55.37 Sq M
First Floor Office Space	1,083 Sq Ft	100.61 Sq M
Total	4,646 Sq Ft	431.61 Sq M

Rent

£69,950 per annum exclusive

Terms

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

Business Rates

From online enquiries, we understand the current rateable value is £69,500 with rates payable in the order of £38,572.50 per annum.

VAT

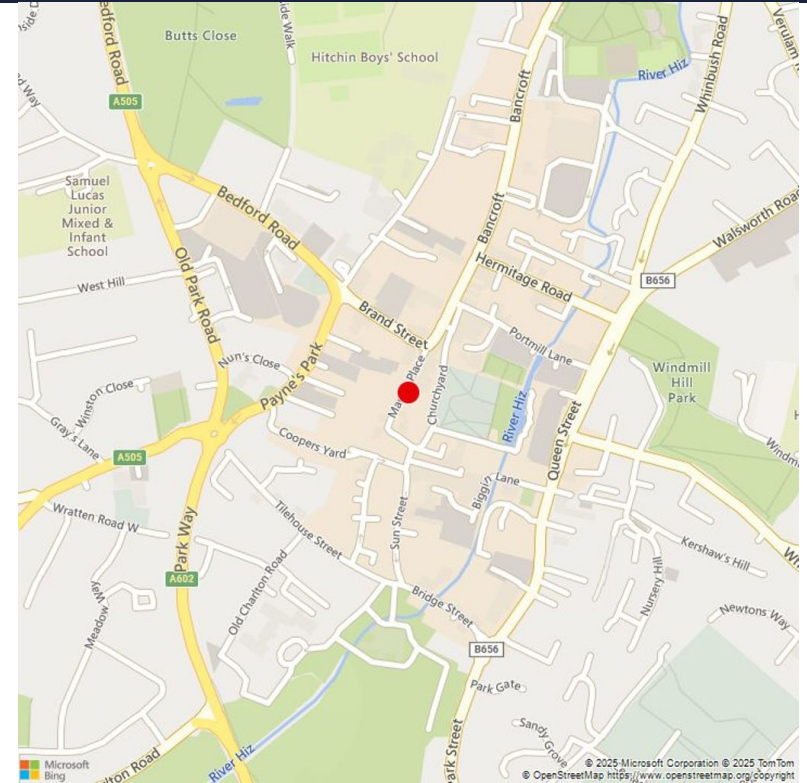
This property is subject to VAT.

Energy Performance Rating

C-54

Legal Costs

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



Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
01462 413990 Georgia Strazza
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www.argroup.co.uk



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