

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



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

///dishes.stuck.lease

Google Maps

Click here



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
Total	56.95 SQ M	613 SQ FT

*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

CONTACT:

➤ **HANNAH NIVEN**
[07425244396 hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)

➤ **CHRIS RICHARDS**
[07983 775684 chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)