

11a Bancroft *Hitchin*

Prime Retail

TO LET

*11a Bancroft, Hitchin,
Hertfordshire, SG5 1JQ*

S.R. Wood & Son

Est. 1981

01462 542 760

www.srwood.co.uk





Key Features

- Affluent market town.
- Prime retail location.
- High footfall.
- Public parking nearby.
- Expansive double shopfront.
- Large open plan layout.
- Rear store and loading.

Accommodation

3,704 sqft
(344.11 m²)

Location

Hitchin is an attractive and affluent market town in the home county of Hertfordshire, benefiting from good public parking provisions, road links to the A1(M) and a mainline train station with frequent and high speed services to both Cambridge and London King's Cross.

The subject property occupies a prominent and mid-terraced position within Hitchin's primary retail core, Bancroft. In addition to the many independent businesses, here are just a few of the town centre's notable names – all within proximity to the subject premises:

M&S, Waitrose, Gails Bakery, Starbucks, Costa, Café Nero, WHSmith, Superdrug, Boots, Pure Gym, Crew Clothing, Olivia Bonas, The White Company, Fat Face, Next, Hotel Chocolate, and more...

Description

The ground floor retail premises could accommodate a variety of uses under User Class E, such as retail, leisure, F&B, etc.

The large open-plan sales area benefits from and expansive double shop front, automatic sliding doors, an alarm system, suspended ceiling and LED lighting.

The rear store benefits from: ramped access to the sales area, a locker room/office, kitchenette, disabled WC and rear access for loading.

Terms

The property is available To Let upon a new lease for a term to be agreed at **£120,000** per annum exclusive.

Rateable Value

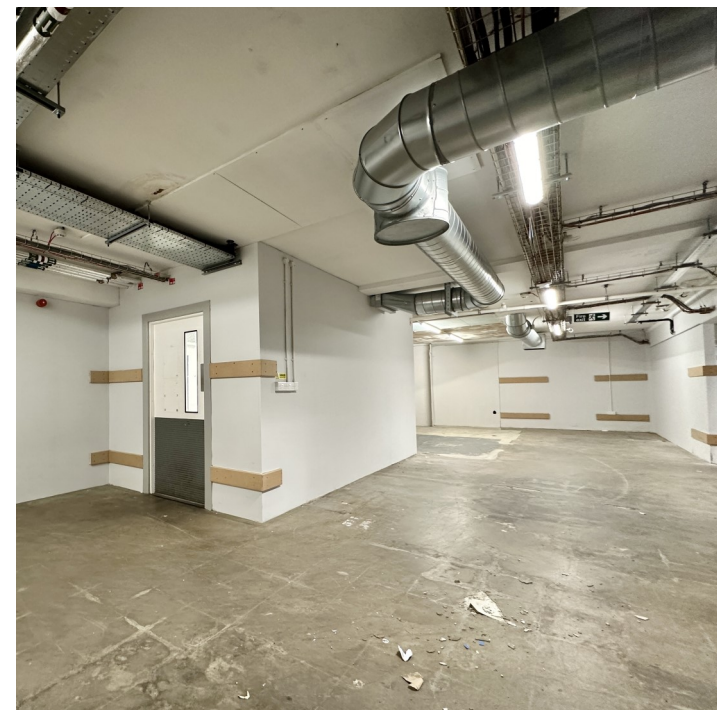
The property has a rateable value of £107,000 (please note this is not rates payable).

Legal Costs

Each party is to bear its own costs incurred.

VAT

Plus VAT at the appropriate rate.



Viewings

To arrange a viewing and for further information, please contact joint sole letting agency S.R. Wood & Son Ltd.

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