

3-5 Bucklersbury, Hitchin

*Refurbished Town
Centre Retail Space*

TO LET

3-5 Bucklersbury, Hitchin,
Hertfordshire, SG5 1BB

S.R. Wood & Son

Est.1981

01462 542 760

www.srwood.co.uk





KEY FEATURES

- Town Centre Location
- Affluent Market Town
- Refurbished (White Box)
- Available Immediately
- Class E



Location

Hitchin is an affluent, attractive and historic 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 position within the town centre retail core; along Bucklersbury (off Market Place).

In addition to the many independent businesses within the town centre, here are just a few of the town centre's notable names:

M&S, Waitrose, Gails Bakery, Starbucks, Café Nero, Boots, Superdrug, Boots, Pure Gym, Sostrene Grene, Crew Clothing, Olivia Bonas, The White Company, Fat Face, Next, Hotel Chocolate, etc.

Description

Originally occupied by the Hawkins of Hitchin department store, which closed in 2018, this part of Bucklersbury has been sub-divided and redeveloped into smaller retail units.

The subject property comprises a mid-terraces and pavement-lined retail space, totalling 2,069 sqft (192.22 m2).

The property has been refurbished to a white box specification, providing a blank canvas for an occupier to fit-out to their own business needs.

*“No.1 town to live in
Hertfordshire 2025”*

- Muddy Stilettos

Terms

The property is available by way of a new effective FRI lease, for a term to be agreed, at **£75,000 per annum exclusive**.

Rateable Value

The Rateable Value is £50,500 (please note this is not rates payable).

Legal Costs

Each party is to bear its own costs incurred.

VAT

All costs are subject to VAT if applicable.

EPC

The property has an EPC rating of 94 in band D.

Viewings

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

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