

7-10 STATION APPROACH | HITCHIN | HERTFORDSHIRE | SG4 9UW



7-10 STATION APPROACH

Automotive Showroom, Workshop & Yard at Hitchin Railway Station

TO LET

S.R. Wood & Son

Est.1981

01462 542 760

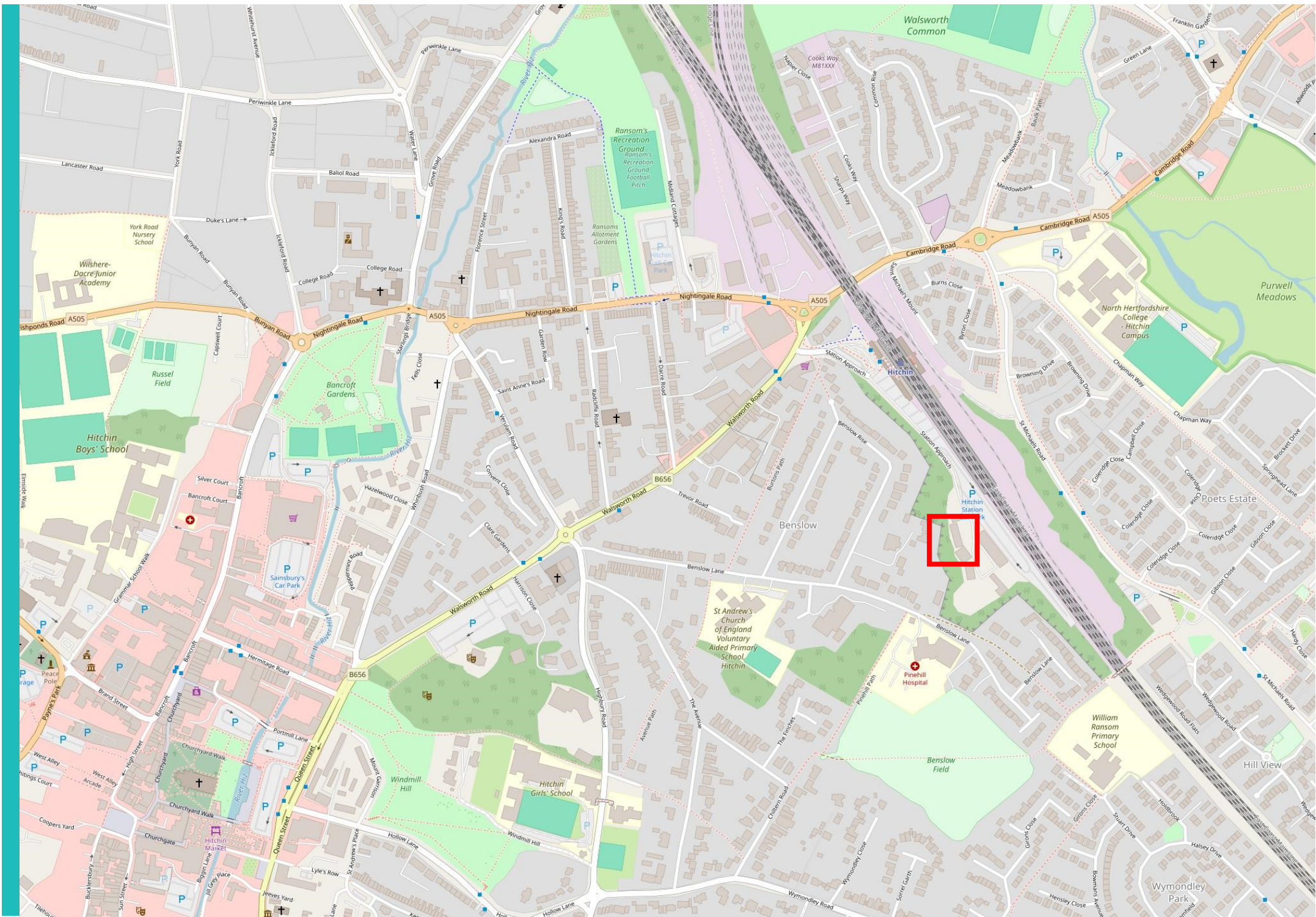
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Accommodation

Area	SqFt	M2
Showroom	3,573	331.94
Workshop	823	76.45
GIA	4,396	408.39

- Strategic Location
- Affluent Market Town
- Ancillary Workshop
- Enclosed Yard





Hitchin Train Station

Railway Line

7-10 Station Approach





Location

Adjacent to Hitchin train station (with direct services to Kings Cross in circa 25 minutes) is an industrial estate with a wide variety of occupier types. The site has good road links to Hitchin town centre and neighbouring towns including Stevenage, Letchworth and Luton.

Description

Unit 7-10 Station Approach forms a vehicle showroom with ancillary offices, plus an adjacent vehicle workshop, all within an enclosed and surfaced yard. The main premises total 3,572 sqft (331.85 m²), whilst the adjacent vehicle workshop totals 823 sqft (76.49 m²). The forecourt/yard provides for circa 15 vehicle spaces. Given the nature of the property and location it is potentially suitable for a variety of uses, notably car sales.

Terms

Available upon a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£49,500** per annum exclusive.

Rateable Value

The Rateable Value for the subject property is £32,250 (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 sole letting agency S.R. Wood & Son Ltd.

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