

# 11c Bancroft, Hitchin

**Prime Retail Space**

1,638 sqft (152.17 m<sup>2</sup>)

## TO LET

11c Bancroft, Hitchin,  
Hertfordshire, SG5 1JQ

**S.R. Wood & Son**

Est.1981

**01462 542 760**

[www.srwood.co.uk](http://www.srwood.co.uk)





## 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 position within Hitchin's primary retail core. In addition to the many independent businesses within proximity, here are just a few of the town centre's notable names:

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

## Description

The property comprises a large retail space, most recently occupied by Costa. It provides a net internal area (NIA) of **1,638 sqft (152.17 m<sup>2</sup>)** and benefits from:

- Pavement lined double shopfront
- Net frontage = 4.67m
- Total depth = 26.35m
- Mostly open plan layout
- Split level floor (ramped)
- Storage space
- WCs to the rear
- Rear loading

## Terms

Costa are vacating the premises on the 16th July 2026. The property will be available from this date by way of a new full repairing and insuring (FRI) lease for:

**£50,000 per annum exclusive.**

## Rateable Value

The rateable value is £47,500 (this is not the rate payable).

## Legal Costs

Each party is to bear its own costs incurred.

## VAT

Plus VAT at the appropriate rate.

## EPC

The EPC is rated 27 in band 'B'.







# Viewings

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

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