

95-98

Bancroft, Hitchin

*Multi-Let
Investment
Opportunity*

FOR SALE

95-98 Bancroft, Hitchin,
Hertfordshire, SG5 1NQ

S.R. Wood & Son

Est.1981

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www.srwood.co.uk



- Rare Hitchin Freehold Opportunity
- Affluent Hertfordshire Market Town
- Town Centre Location
- *Multi-Let & Income Producing (£72,350 pa)*

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

- Muddy Stilettos



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 premises occupy a prominent and pavement-lined position within Hitchin town centre. The surrounding area is characterised by historic buildings together with a mixture of commercial and residential premises.

Hitchin was voted *"No.1 town to live in Hertfordshire 2025"* by lifestyle brand Muddy Stilettos.

Description

The subject premises are arranged over ground and first floor, accessed via Bancroft and a communal courtyard to the rear. They comprise three retail units (two of which have first floor space) and a first floor flat. The commercial occupiers include a physiotherapist, a nail salon and a cocktail bar. The premises combine 2,688 sqft (251.84 m2).

Investment Profile

Hitchin is an affluent town with a vibrant retail, hospitality and leisure scene. Freehold premises seldom come to the open market. This proposed sale offers a buyer the opportunity to enter an attractive investment market or to expand upon their existing investment portfolio in the town.

The premises are fully tenanted and income producing with leases expiring up to 2040. The current rent roll = £72,350 pa. Copy leases and a tenancy schedule are available upon request.

Opportunity

The premises are available to buy on a freehold basis, subject to the existing tenancies, for **£900,000**.

Rateable Value

Each of the premises are rated individually. Further information is available upon request. The tenants are responsible for their business rates and council tax payments.

VAT

We are advised that the property is not elected for VAT and therefore there shall be no VAT payable on the sale price.

Legal Costs

Each party is to bear its own costs incurred.

Tenancy Schedule

PROPERTY	SQFT	TENANT	START	EXPIRY	BREAK OPTION	PASSING RENT	RENT REVIEW	RENT DEPOSIT	GUARANTOR	LTA 1954	NOTES
No.95 (ground floor retail unit with first floor office)	389	Caroline Wilson T/A Think Physio	Nov 2021	Nov 2029	N/A	£14,500	Nov 2024 (increased to £14,500 pa)	£3,250	No	Protected	The original lease of 5-years was extended to expire in 2029. A side letter has been produced/agreed, by way of personal concession, permitting the tenant to sub-let the first floor office - excluded from the LTA 1954.
No.95a (first floor residential)	557	Private tenants	Nov 2025	Nov 2026	N/A	£12,600	Annually	£980.76 Held by D + J Lettings & Property Management	No	N/A	Note that the Renters Rights Act 2026 now means that this tenancy is on an Assured Periodic Tenancy (APT) basis. Further information is available on request or via the Government website.
No.96 (ground floor retail unit)	575	Luxury Nails 96 Ltd	Sep 2023	Sep 2029	Sep 2026 (mutual) Notice has passed	£18,750	Sep 2026	£4,687.50	No	Excluded	Tenant entity changed from Luxury Nails 209 Ltd to Luxury Nails 96 Ltd in January 2024. Legal costs were borne by the tenant. Same lease terms apply.
No.97-98 (ground and first floor retail unit)	1,167	Yuce's Café Ltd T/A Botanica	Oct 2025	Oct 2040	Oct 2032 (mutual)	£26,500	Oct 2030 and 2035	£6,625	Yes (up to 6-months)	Excluded	Rent is paid monthly in advance for the first year and quarterly in advance thereafter.
2,688							£72,350				

Viewings

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

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