

11b Bancroft, Hitchin

Prime Retail Space

1,621 sqft (160.6 m2)

TO LET

11b Bancroft, Hitchin,
Hertfordshire, SG5 1JQ

S.R. Wood & Son

Est. 1981

01462 542 760

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 which is in the process of being sub-divided into two smaller units (11a Bancroft and 11b Bancroft). 11b Bancroft totals 1,621 sqft (160.6 m2). Once construction works are complete, the property will benefit from:

- New shop front
- Open plan layout
- Split level floor (ramped)
- Staff/break-out space to the rear
- Disabled WC
- Rear loading

Terms

The property is available by way of a new full repairing and insuring (FRI) lease for:

£55,000 per annum exclusive.

Rateable Value

The rateable value will need to be reassessed following completion of sub-division works.

Legal Costs

Each party is to bear its own costs incurred.

VAT

Plus VAT at the appropriate rate.

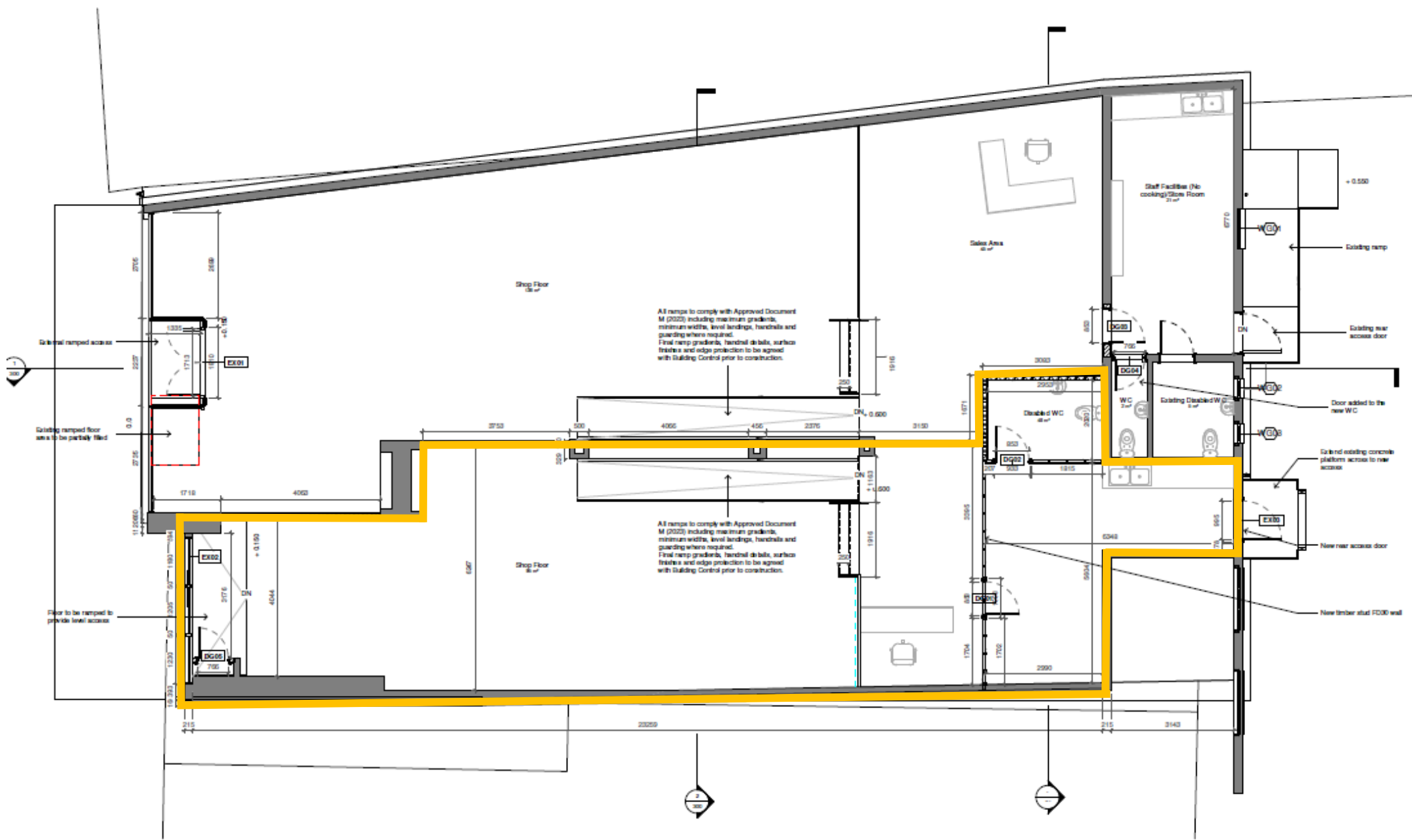
EPC

The current EPC is rated 27 in band 'B'. It is anticipated that the EPC will not materially change once sub-division works are complete.

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

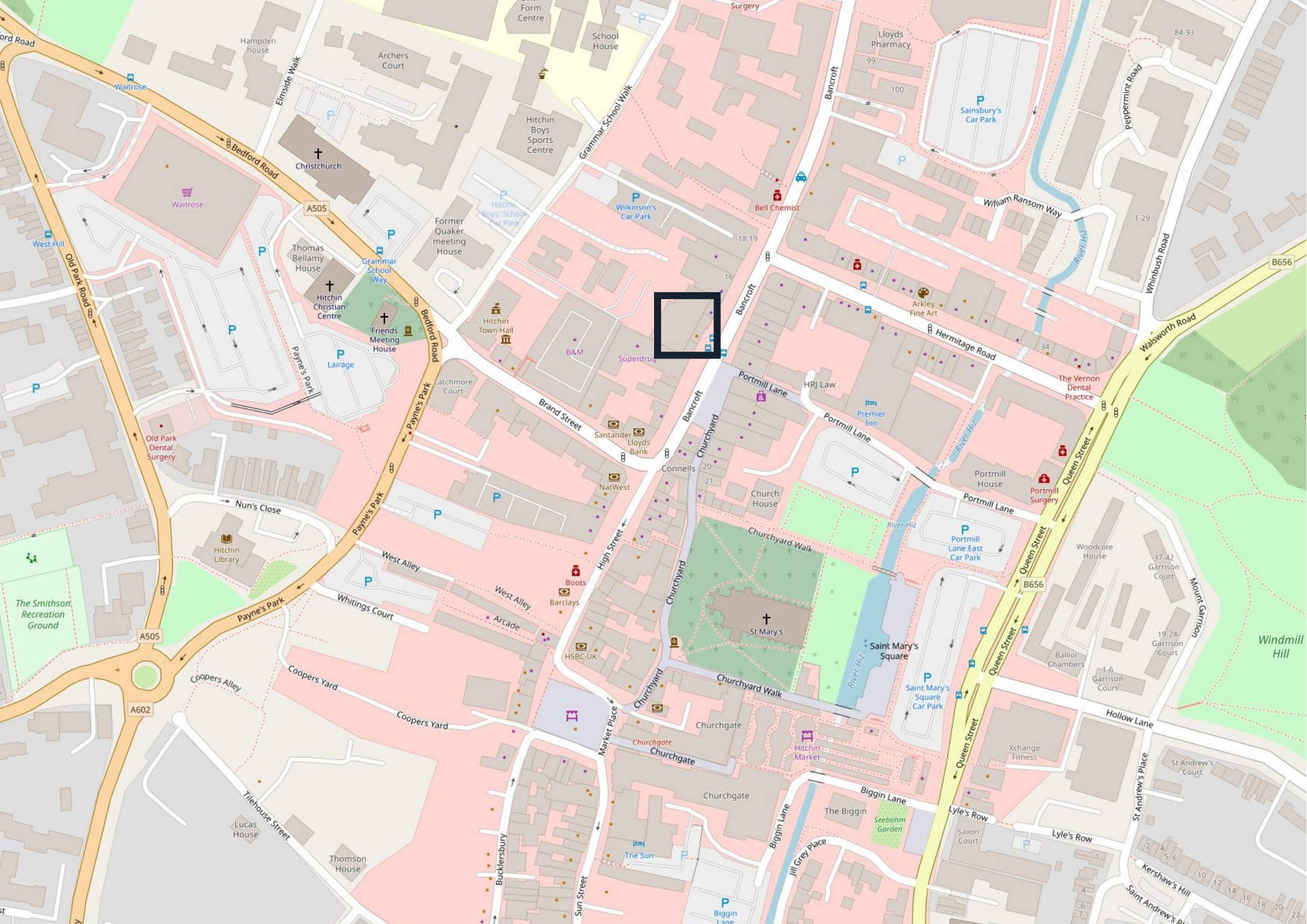
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Ground Floor Section Cut





Map labels include: Bedford Road, Old Park Road, A505, A602, Waitrose, West Hill, Thomas Bellamy House, Hitchin Christian Centre, Friends Meeting House, Grammar School, Former Quaker meeting House, Hitchin Town Hall, B&M, Superdrug, Wilkinsons Car Park, Bell Chemist, Sainsbury's Car Park, Hermitage Road, Walsworth Road, B656, Queen Street, Portmill Lane, Churchyard, Churchgate, Churchyard Walk, St Mary's Square, Saint Mary's Square Car Park, Hitchin Market, The Biggin, Seebohm Garden, Sun Street, Bucklersbury, Tilehouse Street, Lucas House, Thomson House, Cooper's Yard, Whitings Court, West Alley, Nun's Close, Hitchin Library, Old Park Dental Surgery, Payne's Park, Latchmore Court, Lloyds Bank, NatWest, Boots, Barclays, HSBC UK, Church House, HRJ Law, Premier Inn, The Vernon Dental Practice, Woodcote House, Balliol Chambers, Garrison Court, Xchange Fitness, Saxon Court, Lyle's Row, St Andrew's Court, Kershaw's Hill, Windmill Hill, Mount Garrison, Peppermint Road, Whimbush Road, William Ransom Way, River Hiz, Grammar School Walk, School House, Form Centre, Archers Court, Hitchin Boys Sports Centre, Hampden house, Elmside Walk, Christchurch, Hitchin Boys School Car Park, Arkley Fine Art, 18:19, 16, 34, 84-93, 1-29, 37-42 Garrison Court, 19-24 Garrison Court, 1-6 Garrison Court, 2, 4, 5, 6, 10, 12, 14, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Viewings

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

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