

1-2

Hermitage Road
Hitchin

*Highly Prominent
Retail Space*

TO LET

*1-2 Hermitage Road, Hitchin,
Hertfordshire, SG5 1LT*

S.R. Wood & Son

Est.1981

01462 542 760

www.srwood.co.uk





Key Features

- Affluent Market Town
- Prime Retail Location
- High Footfall
- Public Parking Nearby
- Large Return Frontage
- Mostly Open Plan Layout
- Rear Access

Accommodation

2,081 sqft
(193.33 m2)



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 highly prominent corner position within Hitchin's primary retail core. In addition to the many independent businesses, here are just a few of the town centre's notable names – all within proximity to the subject premises:

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

Description

The ground floor retail premises could accommodate a variety of uses under User Class E, such as retail, leisure, F&B, etc.

The large open-plan sales area benefits from a large return frontage, double doors, an alarm system, carpet tiles, LED lighting and a kitchenette.

There is access to the rear, accessible by vehicle from Hermitage Road and Windrush Road.

Terms

The property is available To Let upon a new lease for a term to be agreed at **£78,950** per annum exclusive.

Rateable Value

The property has a rateable value of £78,500 (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 joint sole letting agency S.R. Wood & Son Ltd.

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