



1-2 Hermitage Road, Hitchin, SG5 1LT

Highly Prominent Retail Space

Summary

Tenure	To Let
Available Size	2,081 sq ft / 193.33 sq m
Rent	£78,950 per annum
EPC Rating	Upon enquiry

Key Points

- Affluent Market Town
- Corner Position
- High Footfall
- Highly Prominent Pitch
- Large Return Frontage

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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.

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...

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

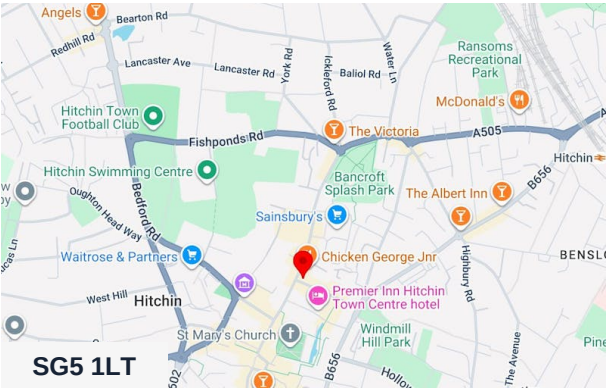
The rateable value is £78,500 (please note this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



Jacob Wood

01582 401 221 | 07401 221 022
j.w@srwood.co.uk



Stephen Wood

01582 401 221 | 07798 610 003
s.w@srwood.co.uk