



## 11 Hermitage Road, Hitchin, SG5 1BS

### Town Centre Retail Unit

#### Summary

|                |                           |
|----------------|---------------------------|
| Tenure         | To Let                    |
| Available Size | 1,375 sq ft / 127.74 sq m |
| Rent           | £38,500 per annum         |
| EPC Rating     | Upon enquiry              |

#### Key Points

- Affluent Market Town
- Buoyant Retail Market
- Predominantly Open Plan
- Town Centre Location
- Good Footfall
- Rear Access

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## 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 mid-terraced position on Hermitage Road in Hitchin town centre. Hermitage Road forms one of Hitchin's principle commercial districts. The town centre boasts an array of independent, regional, national and international businesses.

## Description

11 Hermitage Road is a ground floor retail unit comprising 1,375 sqft (127.74 m2). The property benefits from a large shopfront, open plan sales area, suspended ceiling, LED lighting, twin WC, kitchenette and rear access. There is road parking nearby and off-road parking to the rear (available by way of separate licence).

## Terms

Available upon a new Internal Repairing & Insuring lease for £38,500 per annum exclusive. Parking to the rear of the property is available by way of s separate licence. Please enquire for more information

## Rateable Value

The rateable value is £23,500 (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



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