

TO LET

2,081 Sq Ft (193.32 Sq M)

- Prominent Town Centre Retail Unit To LET
- Large Corner Plot
- Frontage to both Bancroft and Hermitage Road
- Rear Access

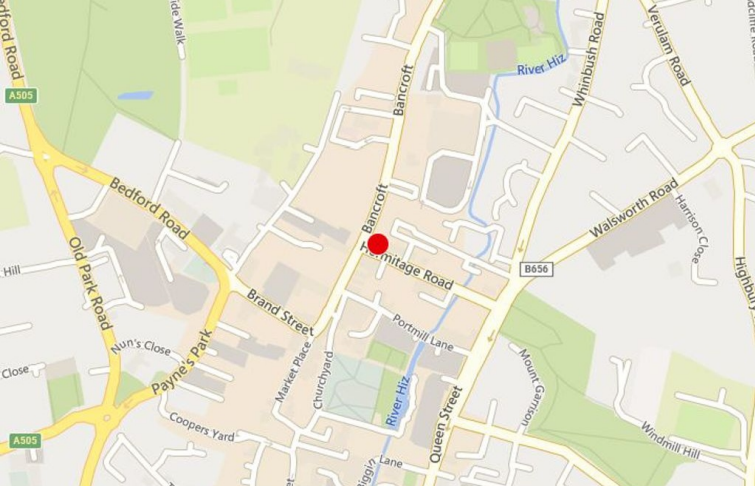


112 Bancroft And 1-2 Hermitage Road

Hitchin, SG5 1LT

Contact: Hannah Niven or Viv Spearing
Tel: 01582 738866
eddisons.com





Location

- Located in Hitchin Town Centre
- Prominent position on the Hermitage Road and Bancroft junction
- Within Walking distance to the station
- Close Proximity to public car parks

 what3words

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 Google Maps

Click here



Description

- An imposing corner unit in the heart of Hitchin Town Centre, this property has substantial frontages on both Hermitage Road and Bancroft.
- The property benefits from rear access and Ceiling mounted LED lighting
- Nearby occupiers include Gails Bakery, Robbert Goddard's, Mint Velvet and Oliver Bonas
- Double doors.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £78,950 . VAT is payable

Accommodation

Total	193.32 SQ M	2,081 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D – 97

Business Rates: The rateable value is £81,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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