

# TO LET

1,375 Sq Ft (127.74 Sq M)

- Ground Floor retail unit.
- Town Centre Location
- Use Class Sui Generis
- Rear Access
- Excellent Frontage



11 Hermitage Road

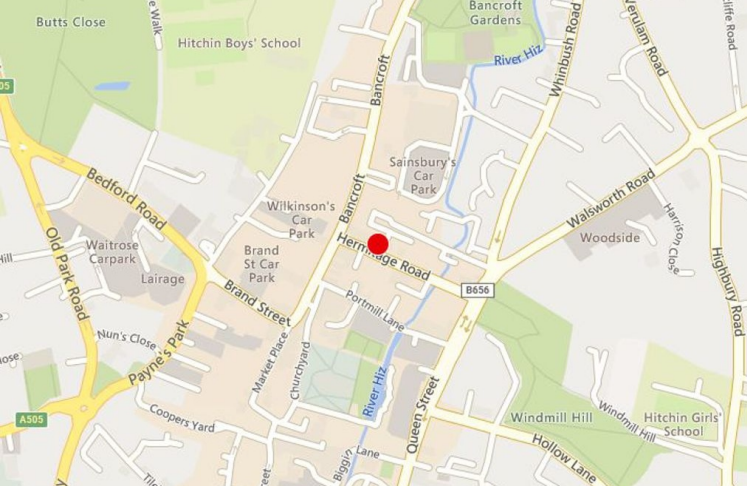
Hitchin, SG5 1BS

Contact: Hannah Niven or Viv Spearing

Tel: 01582 738866

[eddisons.com](http://eddisons.com)





## Location

- Located in Hitchin Town Centre
- Within Walking distance to the station
- Close Proximity to public car parks

/// what3words

///edits.noted.shrimp

Google Maps

Click here



## Description

- A retail unit with excellent frontage on Hermitage Road
- The property benefits from a rear store room, male and female Wcs.
- Secure rear access
- There is the possibility to have a parking space nearby at an additional cost.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £38,500 per annum . VAT is payable

## Accommodation

Ground Floor	127.74 SQ M	1,375 SQ FT
<b>Total</b>	<b>127.74 SQ M</b>	<b>1,375 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-84

**Business Rates:** The rateable value is £32,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## Contact:

HANNAH NIVEN

[07425 244 396 hannah.niven@eddisons.com](mailto:hannah.niven@eddisons.com)

VIV SPEARING

[07810 775 492 viv.spearing@eddisons.com](mailto:viv.spearing@eddisons.com)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.