FORMER MUSEUM AVAILABLE

5,725 SQ FT (532 SQ M)



- Long Lease for Community Use Only
- Grade II Listed Building
- In Need of Refurbishment
- Prominent Building
- Adjacent to Hitchin Library

CHARNWOOD HOUSE

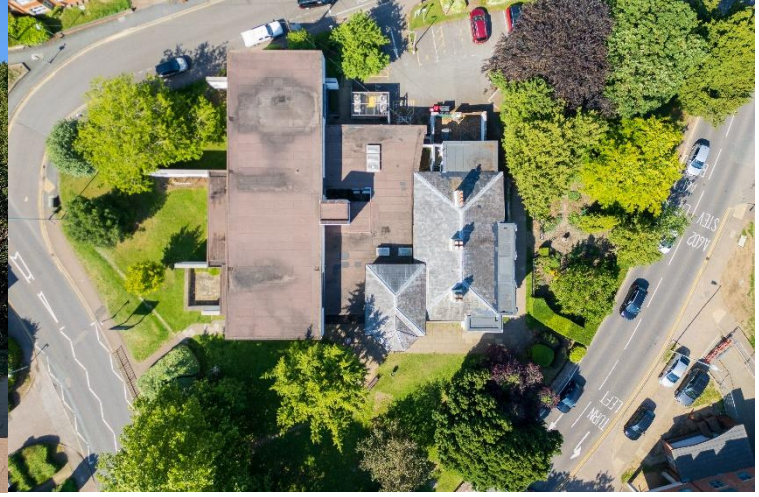
Paynes Park, Hitchin, SG5 1EW

Contact: Hannah Niven
Tel: **01582 738866**
eddisons.com

BTG Eddisons







Location

- The property occupies a prominent position at the junction of Old Park Road and Paynes Park.
- Within easy access of the A1(M) approx 4.5 miles and the M1 approx. 10 miles away via the A505.
- Hitchin railway station is under a mile away with frequent services to London Kings Cross and St Pancras

what3words

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Google Maps

Click here

Description

Charnwood House is a Grade II Listed property and the former home of the Hitchin Museum. Its availability offers a unique opportunity to occupy a characterful and historic building in a central location.

The accommodation comprises a two-storey building adjoining Hitchin Library, together with additional basement storage space. Originally constructed as a private family residence, the property retains a traditional layout with a number of individual rooms arranged across the building.

Prospective occupiers may wish to undertake internal reconfiguration to accommodate specific operational requirements. Any alterations would be subject to the landlord's approval and any necessary statutory consents.

The property benefits from six allocated parking spaces within a shared car park to the rear of the building, together with shared spaces for blue badge holders.

User class

The Council has a strong aspiration for the future occupier to support the improvement of the well-being of the North Herts Community, recognising the building's historic significance and its important role within the wider Hitchin town centre.

The property may be suited to a community-led operator adopting a mixed-use model; a combination of arts, education, local enterprise, meeting and event space, exhibitions, and wider public programming. Such uses have the potential to create a destination that serves local groups and the wider community. Any commercial activity needs to be complementary and ancillary to the community use.

Occupiers proposing alternative uses may also be considered, subject to the Council's requirements the property is put into community use and any necessary statutory consents. Prospective tenants should note that certain uses may require planning permission and/or a change of use, and interested parties are advised to make their own enquiries with the Local Planning Authority.

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Planning

For all enquiries relating to the planning, please see the planning statement within the **data room**.

Current condition

The property has been vacant for a number of years, and the Landlord has undertaken works to ensure the building is in a wind and watertight condition. Further works are likely to be required to bring the property into full use and some funding is available from the Landlord by way of a capital contribution.

Please note that the funding provided by the council is not expected to cover the full refurbishment and fit out costs.

Business rates

Business rates available upon request.

Accomodation

Property Details	Gross Internal Bases	
Basement	49 Sq M	527 Sq Ft
Ground Floor	249 Sq M	2,680 Sq Ft
First Floor	234 Sq M	2,518 Sq Ft
Total	532 Sq M	5,725 Sq Ft

The measurements have been taken from floorplans provided by the Landlord.

Terms

The Landlord will consider lease terms of approx. 30-99 years, but other terms may be considered subject to assessment and agreement.

The lease is to be a full repairing and insuring lease.

EPC

D-79

Procedure for application

All applications are to be submitted by xxxxx on a form provided by NHDC. All applications will be assessed based on a scoring system which can be shared in advance.

Data Room

Click to register interest.

Viewings:

HANNAH NIVEN
07425 244 396 | hannah.niven@eddisons.com

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