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



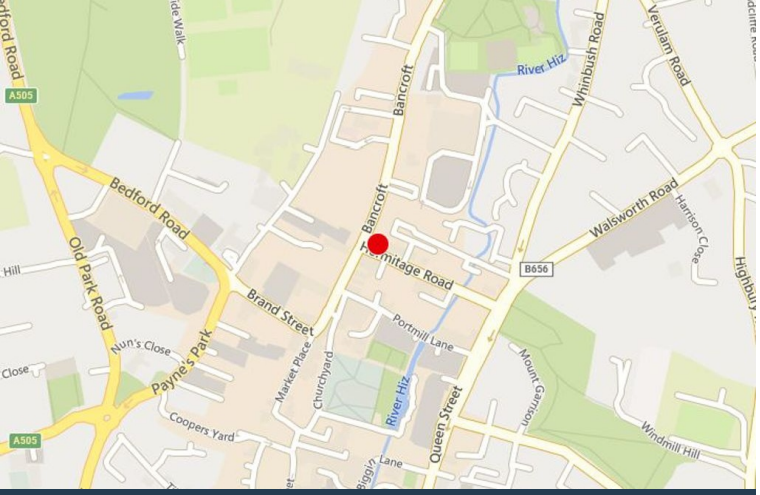
112 Bancroft And 1-2 Hermitage Road

Hitchin, SG5 1LT

Contact: Hannah Niven

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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**

*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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