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

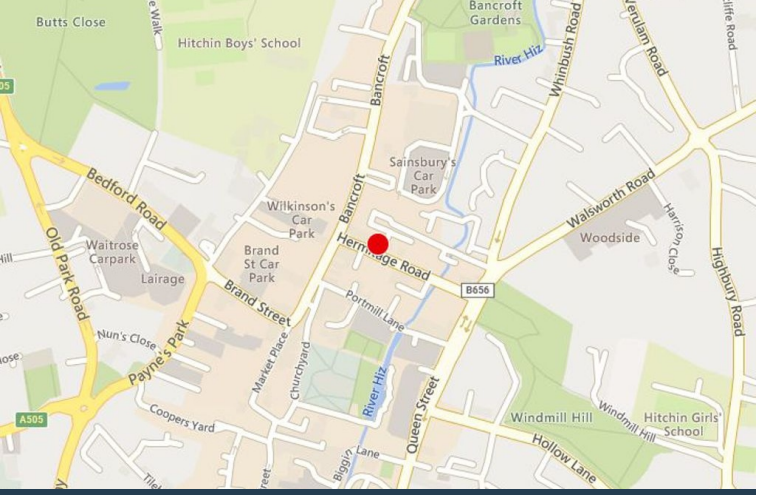
11 Hermitage Road

Hitchin, SG5 1BS

Contact: Hannah Niven

eddisons.com

BTG Eddisons







Location

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

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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**
Total	**127.74 SQ M**	**1,375 SQ FT**

*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

Service Charge: Available upon request

Contact:

HANNAH NIVEN
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