

GROUND FLOOR AUSTIN HOUSE

Queen Street, Hitchin,
Hertfordshire, SG4 9TS



RETAIL UNITS

(TO BE REFURBISHED)

881 sq ft – 2,969 sq ft
(82 sq m – 275 sq m)

**TO LET/FOR SALE
(LONG LEASEHOLD)**

Location

Hitchin is a busy north Hertfordshire market town with a population of 33,352 as at the 2011 Census. The town is approximately 36 miles north of central London and lies on the A505 approximately 3 miles to the west of Junction 8 of the A1(M) and within 25 minutes drive of the M25, thus providing fast and easy access to central London and the national motorway link. The M1 (Junction 10) at Luton is approximately 20 minutes driving time away.

Railway communications from Hitchin station provide a fast and frequent service to London Kings Cross (35 minutes) and in addition there is an interCity service available to the north of England and Scotland by changing at Stevenage.

Hitchin's communications and attractive market town environment has attracted many well known companies to the area and these have included Hunting Gate Group Ltd, William Ransom & Son Plc, Dow Agro Sciences and Glynwed Plc. North Herts College is a major employer within the town.

The subject properties are located on Queen Street in Hitchin, close to Bridge Road.

Accommodation

The retail units will be refurbished to provide retail sales area with new toilet and kitchen facilities at the rear.

The approximate net useable areas are as follows:-

Retail 1	881 sq ft	82 sq m
Retail 2	920 sq ft	85 sq m
Retail 3	1,168 sq ft	108 sq m

Total

Total net useable area	2,969 sq ft	275 sq m
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Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed or for sale on a long leasehold basis of 999 years at a ground rent of £1 per annum with no reviews.

Rental

Retail 1 - £17,620 per annum, exclusive
Retail 2 - £18,400 per annum, exclusive
Retail 3 - £23,360 per annum, exclusive

Price

Retail 1 - £260,000
Retail 2 - £265,000
Retail 3 - £325,000

Rates

To be assessed.

Service Charge

There will be a service charge payable. Further details upon request.

Energy Performance Certificate (EPC)

The Energy Performance Asset rating is C-59.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Brown&Lee
Chartered Surveyors

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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.
All prices and rentals are quoted exclusive of VAT | **Regulated by RICS**

