

# 12 CHURCHGATE SHOPPING CENTRE

Hitchin, Herts,  
SG5 1DN



**SELF-CONTAINED GROUND FLOOR RETAIL UNIT  
WITH FIRST FLOOR STORAGE**

**1,880 sq ft (174.65 sq m)**

**TO LET**

**Brown&Lee**

Chartered Surveyors

**T: 01438 316655**

**W: [www.brownandlee.com](http://www.brownandlee.com)**



## Location

Hitchin is an historic market town and located 3 miles to the west of Junction 8 of the A1(M) with the M25 being some 15 minutes south of that junction.

Churchgate Shopping Centre is located just off the busy Market Square and conveniently located by the market and numerous car parks.

The subject property is situated midway along Churchgate between Market Square and the market.

## Description

Unit 12 is a self-contained retail unit at ground floor with first floor storage. The property also provides kitchen and WC facilities. There is rear access for loading.

The net internal floor area is 1,880 sq ft (174.65 sq m).

Ground Floor	865 sq ft	80.36 sq m
First Floor	1,015 sq ft	94.29 sq m
<b>Total</b>	<b>1,880 sq ft</b>	<b>174.65 sq m</b>

## Features

- Three phase power, single phase connected
- WCs
- Kitchen area
- Concertina shutter door at the rear
- Lighting
- Suspended ceilings
- First floor storage
- Wooden flooring in retail area
- Loading facility

## Terms

The property is available on a new lease for a term to be agreed.

A new lease will have a 6-month Landlord's rolling redevelopment break clause, which can be served at any time.

## Rental

Offers in the region of £20,500 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £15,500. The UBR for 2022/23 is 51.2p in the £. We understand from 1<sup>st</sup> April 2023 this will increase to £17,750. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Service Charge

There is a service charge to cover the general maintenance of the service yard, canopies and services, the cost of which is £3,378.75 plus VAT for the period 2022/23.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## 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.



**For further information, please contact: Tereza Halewood**

**T:** 01438 794588

**E:** [Tereza.halewood@brownandlee.com](mailto:Tereza.halewood@brownandlee.com)

**M:** 07825 555173

**W:** [www.brownandlee.com](http://www.brownandlee.com)

**Brown & Lee Commercial Surveyors LLP** 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 12582

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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**

