

38 CHURCHYARD WALK

Hitchin, Herts, SG5 1DW



**RETAIL UNIT
WITH FIRST FLOOR STORAGE**

470 SQ FT (43.66 SQ M)

TO LET

Location

The unit is located in Churchgate Shopping Centre, which is adjacent to the Market Place within the town.

Hitchin is a historic market town with a population of approximately 36,000.

The town is located 3 miles to the west of junction 8 of the A1(M) with the M25 being some 15 miles south of that junction.

Luton international airport is approximately 20 minutes driving time away and access is also easily obtainable to Stansted with Heathrow being 1 hours drive.

Description

Unit 38 is a ground floor self-contained lock-up shop with first floor storage with rear access to the service yard and benefits from WC and kitchen facilities.

Accommodation

Ground Floor

Retail area	287 sq ft	26.66 sq m
Kitchen	25 sq ft	2.32 sq m

First Floor

Storage	158 sq ft	14.68 sq m
---------	-----------	------------

Total

Net internal floor area	470 sq ft	43.66 sq m
-------------------------	-----------	------------

Tenure

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

A new lease will have a landlord's redevelopment break clause. Further information on request.

Rental

Offers in the region of £16,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £8,400. The UBR for 2023/24 is 51.2p in the £. 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 for the current period is £924.37 plus VAT per annum exclusive.

Energy Performance Certificate (EPC)

A copy of the EPC is available on request.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

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

M: 07825 555173

W: www.brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 12893E

In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

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

