

6 CHURCHGATE SHOPPING CENTRE

Churchgate
Hitchin
Hertfordshire
SG5 1DN

**(AWAITING
PHOTOGRAPH)**

TO LET.

**SELF-CONTAINED RETAIL UNIT WITH FIRST FLOOR STORAGE
1,054 SQ FT (97.94 SQ M)**



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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 along Churchgate, proximity to Market Square and the outdoor market.

Description

Unit 6 is a ground floor retail unit with kitchen at the rear with storage and WC facility at first floor. There is rear access for loading and unloading.

The net internal floor area is 1,054 sq ft (97.96 sq m)

Features

- Single phase power
- WC at first floor level
- Kitchen area
- Concertina shutter door at the rear
- Lighting
- Suspended ceilings
- Storage at first floor
- Loading facility at the rear of the property
- Proximity to the busy Market Square

Tenure

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

A new lease will have a 6-month rolling Landlord's redevelopment break clause at any time. Further information on request.

Rental

£19,950 per annum, exclusive.

Service Charge

There is a service charge to cover the general maintenance of the service yard, canopies and services, the cost of which is £2,103.75 plus VAT for the period 2023/24.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £13,250. 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.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request. The Asset Rating is E-121, expiring on 8th November 2030.

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.

