

37 CHURCHYARD WALK

Hitchin
Hertfordshire
SG5 1DW

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TO LET. CLASS E USE

**SMALL SELF-CONTAINED RETAIL UNIT WITH FIRST FLOOR
STORAGE ACCOMMODATION**

479 SQ FT (44.49 SQ M)



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Location

The unit is 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 35,842.

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 hour's drive.

The property has a pleasant view overlooking St Mary's Church.

Description

Unit 37 is a ground floor lock up shop with first floor accommodation along with rear access to the service yard for loading. The property provides a WC facility.

Accommodation

Ground Floor

Retail area	322 sq ft	29.91 sq m
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First Floor

Office/store	157 sq ft	14.58 sq m
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Total

Total	479 sq ft	44.49 sq m
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Tenure

The lease will be a full repairing lease, with the Tenant responsible for all internal repairs and under the service charge for the cost of all other repairs.

A new lease will have a landlord's redevelopment break clause, which can be served anytime on 6 months prior notice.

Rental

£16,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website www.voa.gov.uk that the rateable value is £8,700. 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 provision payable within the lease. The cost for the current period is £924.37 per annum plus VAT.

Energy Performance Certificate (EPC)

The Energy Performance Asset rating is E-112 expiring on 18th February 2029. A copy of the EPC 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.

