

**11 CHURCHGATE SHOPPING CENTRE**

Hitchin  
Hertfordshire  
SG5 1DN



**TO LET.**

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

1,348 SQ FT (125.22 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 midway along Churchgate between Market Square and the market.

### Description

Unit 11 is a self-contained ground floor retail unit. The property also provides first floor storage accommodation with small kitchen and WC facility. There is rear access for loading.

The property benefits from 1 car parking at the rear of the shop. This is on a first come first served basis.

### Accommodation

#### Ground Floor

Retail sales area	948 sq ft	88.07 sq m
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#### First Floor

Storage space	350 sq ft	32.51 sq m
Kitchen/storage cupboard	50 sq ft	4.64 sq m

#### Total

Total net useable area	1,348 sq ft	125.22 sq m
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### Features

- Wooden flooring in main shop area
- Electric security shutter to front of the property
- Three phase power supply, single connected
- Concertina loading door
- Loading area
- First floor storage accommodation which is carpeted
- Kitchen
- WC facility

### Tenure

The property is available on a new effective full repairing and insuring lease.

There will be a landlord break on 30<sup>th</sup> June 2027 or rolling thereafter with 6 months prior written notice.

### Rental

£21,750 per annum, exclusive plus VAT.

### Service Charge

There is an annual service charge payable. The current premium is £2,433.12 plus VAT. This covers external repairs and maintenance including the roof, common external areas but does not include the whole of the shopfront.

### 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 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)

The Asset Rating is E-118 expiring on 6<sup>th</sup> February 2027. Reference number: 0610-0133-0469-0102-1002. 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.

### 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.



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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.

