

17-18 BUCKLESBURY



Hitchin
Hertfordshire
SG5 1BB



FOR SALE FREEHOLD.
GRADE II LISTED THREE STOREY
SELF-CONTAINED COMMERCIAL PROPERTY
IN TOWN CENTRE WITH CLASS E USE
Approx 1,690 SQ FT (157.07 SQ M)

For further information please contact either:

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Location

Hitchin is a busy north Hertfordshire market town with a population of 35,224, as at the 2021 Census. The town is approximately 36 miles north of central London and lies on the A505, approximately 3 miles to the west of Junction 8 of the A1(M) and within 25 minutes' drive of the M25, thus providing fast and easy access to central London and the national motorway link. The M1 (Junction 10) at Luton is approximately 20 minutes driving time away.

Railway communications from Hitchin Railway Station provide a fast and frequent service to London Kings Cross (29 minutes).

The subject property is located at the bottom end of Bucklersbury off Market Square.

Description

The property is presented in good condition. The accommodation provides basement, ground, first and second floor accommodation. The premises was previously used as a beauty and aesthetics salon over the whole building. There is a kitchen facility at ground floor level and WC facilities at first floor level. The property is Grade II Listed.

Accommodation

The approximate net useable areas are as follows:

Basement	273 sq ft	25.40 sq m
Ground Floor	696 sq ft	64.63 sq m
First floor	343 sq ft	31.90 sq m
Second Floor	378 sq ft	35.14 sq m

Total

Total net useable area	1,690 sq ft	157.07 sq m
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The above measurements were taken from the Valuation Office Agency website – subject to check measurement.

Features

- Grade II Listed building
- Self-contained
- Town Centre location
- In good decorative order
- Basement area
- Gas supply
- Single phase power supply
- Kitchen facility
- WC facilities

Price

£525,000 freehold.

Title

The property is held under title number HD397824.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £14,250. The UBR for 2025/26 is 55.5p 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-102 expiring 29 July 2035. Certificate No: 6358-2658-3141-5747-0443.

A copy of the EPC is available upon 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

VAT is NOT applicable in this case.

Anti-Money Laundering Regulations (AML)

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



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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.

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