

56A/B/C WILBURY WAY | HITCHIN | HERTFORDSHIRE | SG4 0TP



3x Industrial Units

Part Vacant Industrial Investment Opportunity

FOR SALE





Location

Hitchin is an attractive and affluent market town in the home county of Hertfordshire. Approximately 1-mile north of the town centre is its principle industrial and commercial district, formed along Wilbury Way.

The subject property occupies a prominent position on Wilbury Way. The mainline train station is about 3/4 of a mile away, providing frequent services to Cambridge and London King’s Cross. Furthermore, the A1(M) J8 is approximately 5 miles to the east.

Accommodation

Unit	Status	Size
Unit A	VACANT	6,086 sqft (565 m2)
Unit B	VACANT	2,965 sqft (250 m2)
Unit C	LET	2,923 sqft (272 m2)
		Total = 11,974 sqft (1,087 m2)

Unit C Investment Summary

- **Tenant:** Colin Hill Bar & Catering Supplies Ltd.
- **Lease Date:** 19/12/2024.
- **Term:** 5-years (expires 18/12/2029).
- **Rent:** Year 1 = £18,100 | Year 3 = £23,400 | Year 3-5 = £28,500
- **Rent Review:** N/A.
- **Break Option:** N/A.
- **LTA 54:** Excluded (not protected).
- *Copy lease available upon request.*

Description

The premises are formed of three units (A, B and C), one of which is occupied under a new lease; the other two being available with vacant possession.

Primarily, the premises comprise of industrial/logistics accommodation. There is office accommodation to the front, arranged over ground, first and second floor.

Having undergone comprehensive refurbishment, the premises now benefit from: upgraded electric boards (providing 3-phase power), WCs, LED lighting, carpet tiles and roller shutter access.

There is forecourt parking to the front and allocated parking to the rear. Wilbury Way also provides for road parking.

Proposal

We are instructed to seek offers for the freehold interested (subject to the existing tenancy in Unit C) for **£1,300,000.**

Legal Costs

Each party is to bear its own costs incurred.

VAT

Subject to VAT at the appropriate rate.

EPC

56A = D | 56B = C | 56C = D

Viewings

To arrange a viewing and for further information, please contact selling agent S.R. Wood & Son or Brown & Lee.



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