

## Town Centre Retail Premises

97-98 Bancroft, Hitchin, Hertfordshire, SG5 1NQ

**TO LET**

1,177 SqFt (109.35 m<sup>2</sup>)



### LOCATION

Hitchin is a thriving market town in the home county of Hertfordshire. The subject property is situated on Bancroft, which forms one of the main retail areas in Hitchin town centre, benefitting from good footfall and passing traffic. The surrounding area consists predominantly of commercial premises, with a mixture of local, regional and national businesses within proximity. Sainsbury's carpark is immediately behind the property.

### DESCRIPTION

The subject property is arranged over ground and first floor and was formerly formed of two shops, having now been interconnected to provide a larger retail area. The property will be decorated internally and externally by the outgoing tenant.

The property benefits from the following:

- Pavement-lined entrance.
- Twin bay windows with internal security shutters for No.98.
- Twin single entrances.
- Storeroom.
- 2x Kitchenette.
- 2x WC.
- Two first floor rooms for use as offices, storage or ancillary retail.
- Small rear courtyard.

### TERMS

The property will be available from 1<sup>st</sup> April 2025 upon a new internal repairing and insuring lease for **£32,500** per annum exclusive.

### RATEABLE VALUE

The Rateable Value for the subject premises are as follows (please note this is not rates payable): 97 = £12,250 and 98 = £13,000. Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## LEGAL COSTS

Each party to bear their own legal and professional costs.

## VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable. We are advised by the client that the property is not elected for VAT.

## VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.  
[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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