

Detached Premises

91a Bedford Road, Hitchin, Hertfordshire, SG5 2TP

TO LET (MAY SELL)

3,186 SqFt (296 m²)



LOCATION

The property is located on the fringe of Hitchin town centre, off Bedford Road, a main arterial route from Hitchin towards Bedford. Adjacent to the property are premises occupied by Kwik-Fit and Shell petrol station.

DESCRIPTION

The property comprises a detached, concrete portal frame unit with brick elevations and a lined pitched roof containing translucent panels. The first-floor offices total 576 sqft and benefit from carpeting, double glazing, suspended ceiling, LED lighting, radiator heating and window blinds.

- Unit dimensions = 15.28m long x 15.87m wide.
- Minimum Eaves = 4.31m.
- Ridge = 5.11m.
- Motorised roller shutter.
- Forecourt parking (circa 11 vehicles).

TERMS

To Let: Available upon a new Full Repairing (FRI) and Insuring lease for a term to be agreed at **£48,500** per annum exclusive.

For Sale: Our client may consider a freehold disposal. POA.

Note: The existing use of the property is light industrial (User Class E). If leasing, our client will consider other uses falling within this User Class but will not give consideration to vehicle related uses.

RATEABLE VALUE

The Rateable Value for the subject property is £31,000 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

We are verbally advised by our client that VAT is not applicable.

VIEWING

For further information or an appointment to view, please contact marketing agency S.R. Wood & Son Ltd.

www.srwood.co.uk | 01462 542 760



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