



# AITCHISON RAFFETY



- Ground Floor Sales
- Basement
- Rear Access
- Popular secondary town location
- WC
- Nearby retailers include The Hermitage, The Beer Shop, Glo and Blow, The Law Firm Group.

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28 Hermitage Road, Hitchin, Hertfordshire, SG5 1BY

Town Centre Retail Unit

Approx. 437 - 791 Sq Ft (40.6 - 73.48 Sq M)

To Let

# 28 Hermitage Road, Hitchin, Hertfordshire, SG5 1BY

## Description

A mid-terraced self-contained retail unit with A1 permitted use. The shop benefits from a ground floor retail area with additional basement, WC, and rear access.

## Location

The premises are located in a prominent secondary position within Hitchin town centre. Nearby occupiers include The Beer Shop, Glo and Blow and The Hermitage. Hitchin is a popular market town located just to the west of the A1(M) with a mainline railway station providing a fast and frequent service to London.

## Floor Area

Ground Floor	437 Sq Ft	40.6 Sq M
Basement	354 Sq Ft	32.89 Sq M
<b>Total</b>	<b>791 Sq Ft</b>	<b>73.48 Sq M</b>

## Rent

£17,650 per annum exclusive

## Terms

Available by way of a new internal repairing and insuring lease.

## Business Rates

From verbal enquiries, we understand the current rateable value is £10,750. This property should qualify for small business rates relief.

## VAT

This property is subject to VAT.

## Energy Performance Rating

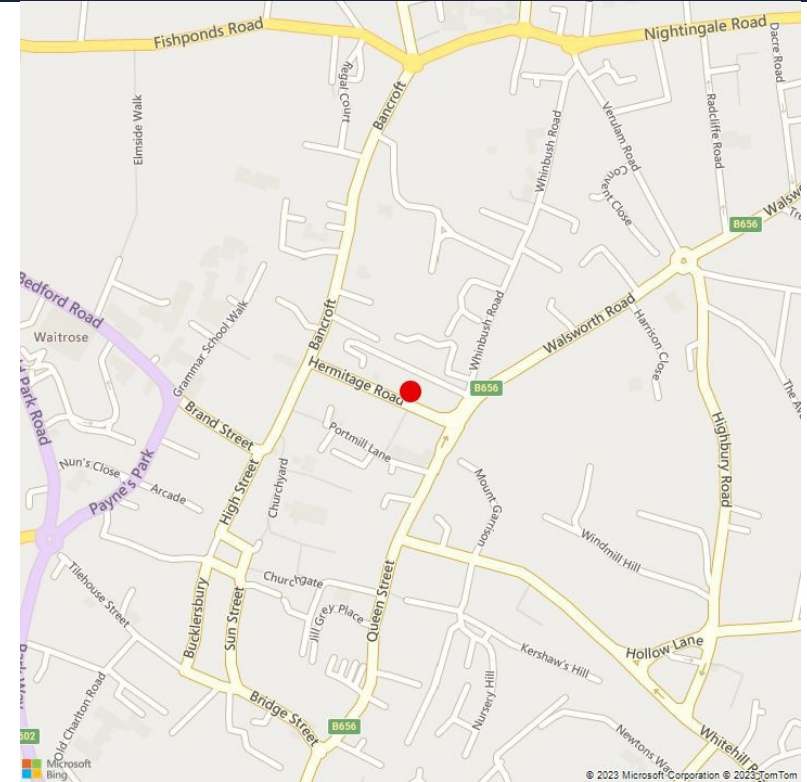
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## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

## Legal Costs

Each party is to pay their own legal costs.



## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
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RAFFETY**

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