



AITCHISON RAFFETY



- Prime Town Centre location
- Attractive building design
- Open plan accommodation
- Male and Female WCs
- Gas Central Heating
- Suspended ceiling with recessed inset lighting

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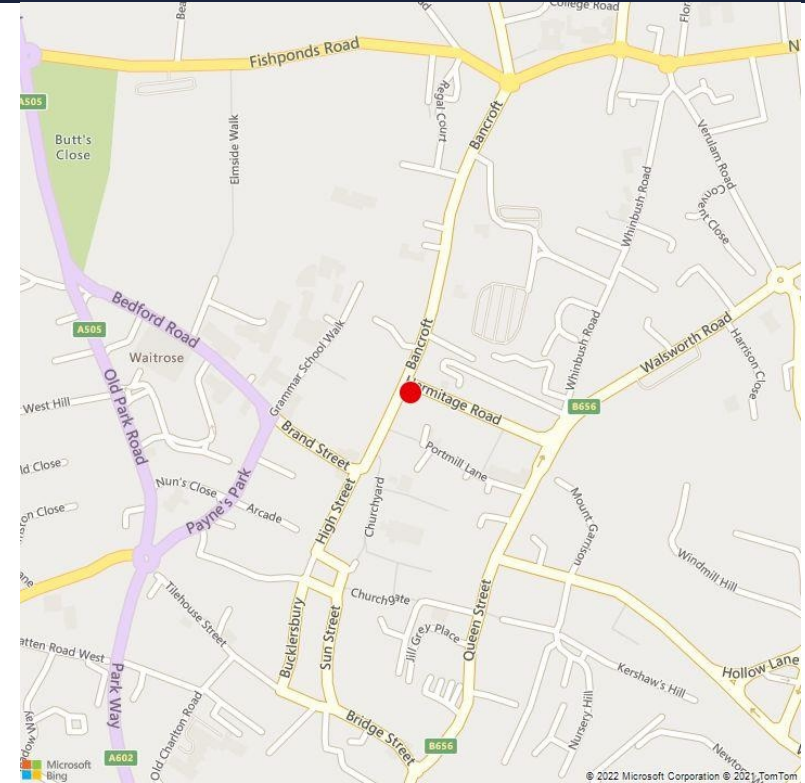
First Floor 100, Hermitage Road, Hitchin, Hertfordshire, SG5 1DG

First Floor Office Suite

Approx. 1,484 Sq Ft (137.86 Sq M)

To Let

First Floor 100, Hermitage Road, Hitchin, Hertfordshire, SG5 1DG



Description

The property comprises an attractive first floor office suite in the heart of the town centre. The suite is self-contained with male and female WCs and a fitted kitchen area. The suite offers good quality office accommodation. The suite is to be fully redecorated and carpeted.

Location

The premises are located within Hitchin town centre less than two minutes walk from the High Street, and within walking distance to Hitchin Station. Hitchin is a popular market town located just to the west of the A1(M).

Floor Area

First Floor

Total	1,484 Sq Ft	137.86 Sq M
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Rent

£21,500 per annum exclusive

Terms

By way of an effectively new full repairing and insuring lease for a term to be agreed.

Business Rates

From our enquiries, we understand that from April 2023 the rateable value is £15,250 with rates payable in the order of £7,472.50 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

D 95

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.

IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

Viewings

Strictly by appointment via the joint agents.

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