



**AITCHISON  
RAFFETY**



- Town centre lock up shop
- Large double frontage
- Close to Bancroft junction
- Prominent position
- LED lighting
- WC & Kitchenette
- On-street parking to front

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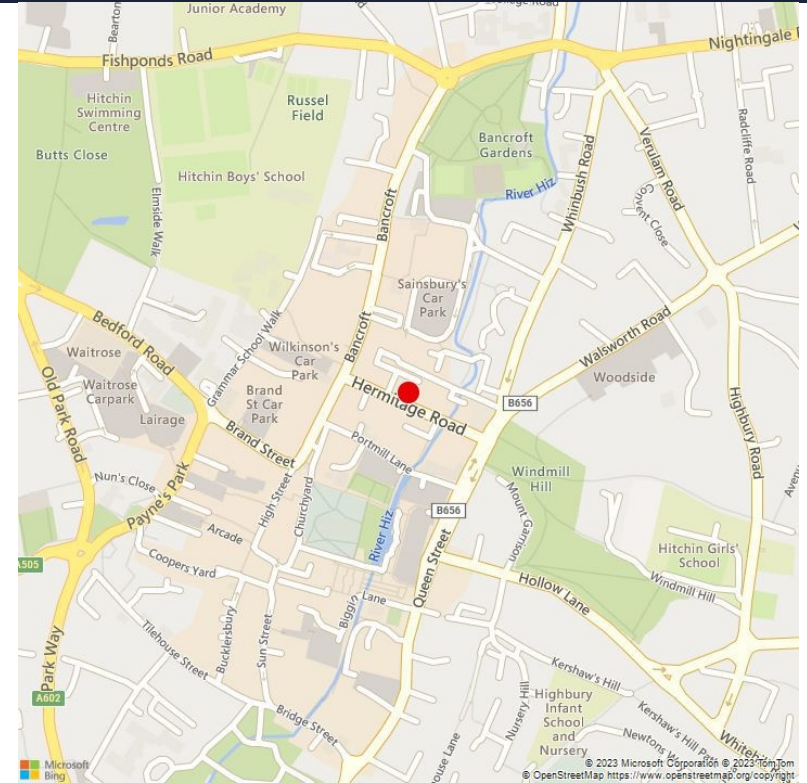
13 Hermitage Road, Hitchin, Hertfordshire, SG5 1BT

Town centre lock up shop

Approx. 1,607 Sq Ft (149.29 Sq M)

**To Let**

# 13 Hermitage Road, Hitchin, Hertfordshire, SG5 1BT



## Description

A mid-terraced self-contained retail unit with Use Class E which could suit a variety of uses. The shop benefits from an open-plan retail area and large double frontage. There is a WC, kitchenette, and rear access for loading.

## Location

The premises are located within Hitchin town centre close to the junction with Bancroft. 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 shop	1,607 Sq Ft	149.29 Sq M
<b>Total</b>	<b>1,607 Sq Ft</b>	<b>149.29 Sq M</b>

## Rent

£45,000 per annum exclusive

## Terms

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

## Business Rates

From verbal enquiries, we understand the current rateable value is £30,500 with rates payable in the order of £15,250 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

C-72

## Legal Costs

Each party is to pay their own legal costs.

## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
01462 413990  
Georgia Strazza -  
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**AITCHISON  
RAFFETY**



www.argroup.co.uk



**RICS**

**INVESTORS IN PEOPLE**  
We invest in people Silver



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