



- Prime town centre location
- High footfall
- Grade II listed
- Open plan sales area
- Basement for additional storage
- Large frontage to Market Square

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Unit 2, 30 Market Place, Hitchin, Hertfordshire, SG5 1DY

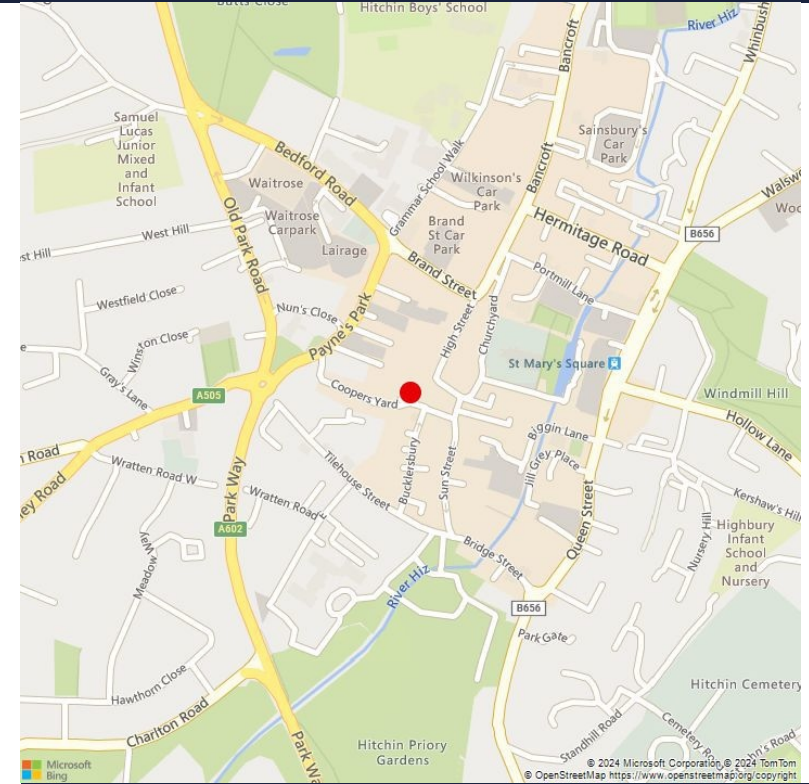
Town centre lock-up shop

Approx. 1,286 Sq Ft (119.47 Sq M)

**To Let**



# Unit 2, 30 Market Place, Hitchin, Hertfordshire, SG5 1DY



## Description

The property comprises a Grade II Listed self-contained retail unit arranged over the ground floor and basement. The unit benefits from large glass frontage, air conditioning, and good internal height.

The basement offers additional space for storage and benefits from Kitchen & WC facilities.

The property would be suitable for a wide variety of retail uses.

## Location

The retail space is located in a prime position on Market Place, with surrounding occupiers including Toni and Guy, HSBC, Waterstones, Starbucks and is adjacent to Hitchin's historic High Street.

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	622 Sq Ft	57.78 Sq M
Basement	664 Sq Ft	61.69 Sq M
<b>Total</b>	<b>1,286 Sq Ft</b>	<b>119.47 Sq M</b>

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## Rent

£36,500 per annum exclusive

## Terms

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

## Business Rates

From verbal enquiries, we understand the current rateable value is £27,250 with rates payable in the order of £13,598 per annum.

## VAT

This property is not subject to VAT.

## Energy Performance Rating

Awaited

## Service Charge

A service charge is payable for the upkeep of the external parts of the building. Further details are available on request.

**Viewings**  
By appointment only with sole agents Aitchison Raffety  
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