

TOWN CENTRE OFFICE BUILDING

**103C BANCROFT
HITCHIN
HERTFORDSHIRE
SG5 1NB**

TO LET



761 sq ft (70.70 sq m)

LOCATION

The property is situated in a position within a modern courtyard on the east side of Bancroft with Bancroft public car park nearby.

ACCOMMODATION

This self contained office building comprises two modern floors which are furnished to a high standard. The property is approached via a common courtyard off Bancroft.

FLOOR AREAS

Ground Floor 388 sq ft (36.04 sq m)
First floor 373 sq ft (36.65 sq m)
Total 761 sq ft (70.70 sq m)

FEATURES

- Carpeting
- Fluorescent lighting and down lighting
- Gas fired central heating
- Electronic security system
- Tea point on first floor
- WCs on each floor
- Air conditioning unit providing heating and cooling to ground floor.
- One parking space available under separate licence at £500 per annum.

LEASE

A new lease will be granted for a term by arrangement subject to periodic upward only rent reviews.

RENT

£7,000 pa exclusive payable quarterly in advance.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £10,000 and the UBR for 2011/12 is 43.3 pence in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

The Valuation Office website states that if your 2010 rateable value is **between £6,001 and £11,999** inclusive, the small business rate multiplier is used and the bill will be reduced on a sliding scale - from 50 per cent at the bottom of the range to 0 per cent at the top.

LEGAL COSTS

The tenant is to be responsible for the landlord's reasonable legal costs in connection with this matter.

VIEWING - Strictly by appointment through:- **AITCHISON RAFFETY: 01462 434455 PAUL QUIN** Paul.Quin@argroup.co.uk or Theobald & Co 01462 441222 or 07768 430226