

THE HITCHIN PROPERTY TRUST LTD
THE MALTINGS, BRIDGE STREET, HITCHIN, HERTS SG5 2DE
TEL: 01462 435888

**12 BANCROFT,
HITCHIN, HERTFORDSHIRE
SG5 1JQ**



- **Vacant shop**
- **Busy town centre location**
- **Available on new IRI lease**
- **Rental £36,000 pa**
- **Gross Frontage 4.4m (14ft 4ins)**
- **Shop Depth 16.7m (54ft 9ins)**
- **Ground Floor Sales 70.56 sq. m (760 sq. ft)**

For further information contact the sole agents:

The Hitchin Property Trust Ltd.

01462-435888

**The Maltings, Bridge Street,
Hitchin, Herts., SG5 2DE**

These particulars are provided on the understanding that they do not form any part of any contract, that no warranty is given or implied as to the accuracy of any information given herein or otherwise, that anyone acquiring an interest in the property will rely on their own inspection and enquiries and that all negotiations are conducted through The Hitchin Property Trust Ltd. In particular the figures for Business Rates should be verified with the local council.

20/10/10

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**LOCK-UP SHOP
TO LET
12 BANCROFT, HITCHIN, HERTS. SG5 1JQ**

LOCATION	<p>The attractive historic market town of Hitchin is located in Hertfordshire, 3 miles east of the A1(M) and 35 miles north of London. Luton International Airport and the M1 are approximately 10 miles south west on the A505 and the mainline rail journey time to London Kings Cross takes approximately 35 minutes.</p> <p>Other retails in the vicinity include Costa Coffee, Monsoon, White Stuff, Marks & Spencers, Dorothy Perkins, WH Smiths, and M&Co.</p>
ACCOMMODATION	<p>The property comprises ground floor lock-up shop having the following approximate dimensions:</p> <p>Gross External Frontage : 4.4m (14ft 4ins) Internal Shop Width (max) : 5.3m (17ft 4ins) Shop Depth (max) : 16.7m (54ft 9ins) Ground Floor Sales : 71 sq. m (760 sq. ft)</p>
USAGE	<p>The premises have Class A1 Planning Permission.</p>
LEASE	<p>The premises are to be let on a new 4 to 12 year IRI lease.</p>
RENT	<p>A commencing rent of £36,000 per annum. VAT is not payable on rent.</p>
RATES	<p>Rates Payable (2010/2011) £11,411 Rateable Value £29,500.</p>
PARKING	<p>Public parking is available nearby. In addition, there is a private car park nearby where there may be spaces available for a monthly charge.</p>
VIEWING	<p>Viewing by appointment only, strictly through the offices of the sole agents, The Hitchin Property Trust Ltd.</p>

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