

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

**35 HERMITAGE ROAD,
HITCHIN, HERTFORDSHIRE**



- Vacant shop in busy town centre location
- Available on new 4 to 12 year IRI lease
- Rental £25,000
- Gross Frontage 24ft 0in
- Shop Depth 54ft 0ins
- Ground Floor Sales 1459 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 are as verbally informed by the Local Rating Authority and should be verified with the same.

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LOCK-UP SHOP
TO LET
35 HERMITAGE ROAD, HITCHIN, HERTS. SG5 1BY

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 retailers in the vicinity include Blockbuster Video, and The Bathstore.</p>																
ACCOMMODATION	<p>The property comprises ground floor lock-up shop having the following approximate dimensions:</p> <table><tr><td>Gross External Frontage</td><td>:</td><td>7.32m</td><td>(24ft 0ins)</td></tr><tr><td>Internal Shop Width (max)</td><td>:</td><td>7.77m</td><td>(25ft 6ins)</td></tr><tr><td>Shop Depth (max)</td><td>:</td><td>16.46m</td><td>(54ft 0ins)</td></tr><tr><td>Ground Floor Sales</td><td>:</td><td>135.54sq. m</td><td>(1459sq. ft)</td></tr></table>	Gross External Frontage	:	7.32m	(24ft 0ins)	Internal Shop Width (max)	:	7.77m	(25ft 6ins)	Shop Depth (max)	:	16.46m	(54ft 0ins)	Ground Floor Sales	:	135.54sq. m	(1459sq. ft)
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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 only £25,000 per annum.</p>																
RATES	<p>Rates Payable (2010/2011) £8,684.00; Rateable Value £21,000.</p>																
PARKING	<p>Public parking is available nearby. In addition, there is a private car park at the rear of the premises where there may be spaces available for a weekly 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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