

21 CHURCHGATE

Hitchin  
Hertfordshire  
SG5 1DN

## HALF RENT IN YEAR 1



# TO LET.

**SELF-CONTAINED TWO STOREY RETAIL UNIT**

7,500 SQ FT (696.75 SQ M)



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## Location

Hitchin is an historic market town and located 3 miles to the west of Junction 8 of the A1(M) with the M25 being some 15 minutes south of that junction.

Churchgate Shopping Centre is located just off the busy Market Square and conveniently located by the market and numerous car parks.

The subject property is situated at the end of Churchgate occupying a corner position at the junction of Churchgate and Biggin Lane.

## Description

The property provides retail sales area on the ground floor with office, storage and loading facilities at the rear.

The first-floor accommodation provides storage space together with a kitchen and WC facilities.

## Accommodation

The property provides the following gross internal floor areas:

### Ground Floor

Retail sales (including rear storage and office)	5,952 sq ft	553.02 sq m
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### First Floor

Storage (including kitchen and WCs)	1,548 sq ft	143.87 sq m
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### Total

<b>Gross internal floor area approximately</b>	<b>7,500 sq ft</b>	<b>696.75 sq m</b>
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## Tenure

The property is available on a new lease for a term to be agreed.

## Rental

£67,500 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £42,500. The UBR for 2024/25 is 51.2p 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.

## Service Charge

There is a service charge payable on the property. Further details upon request.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction

