

**47 BURY MEAD ROAD**

Hitchin  
Hertfordshire  
SG5 1RT



**FOR SALE.**

**INDUSTRIAL/BUSINESS UNIT**

1,524 SQ FT (141 SQ M)



**For further information please contact: Daniel Musgrove**

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**Location**

The property is located at the start of Hitchin’s industrial area, located on Bury Mead Road, approximately ¾ of a mile from Hitchin town centre. Hitchin Mainline Railway Station is approximately one mile distant and offers a fast and frequent service to London, Kings Cross. Hitchin is situated some 5 miles from Junction 8 of the A1(M) to the northwest of Stevenage. Access to the M1 Junction 10 is via Luton on the A505.

**Description**

The property is situated on the western side of Bury Mead Road and forms a roughly rectangular plot, on which there is currently an industrial building with associated forecourt parking and parking to the side at the rear. Loading is to the front and rear of the property.

The property would be suitable for refurbishment or redevelopment.

The site covers an area of c5,128sqft (476 sqm).

**Accommodation**

The property is set out as industrial area on the ground floor with WC. There are two offices at first floor.

The approximate net useable areas are as follows:

**Ground Floor**

Industrial area	1,340 sq ft	124.5 sq m
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**First Floor**

Office	184 sq ft	17.7 sq m
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**Total**

Total net useable area	1,524 sq ft	141 sq m
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**Features**

- Industrial location
- Potential re-development
- Self-contained
- Of interest to owner occupiers
- Below small business rates threshold
- No VAT applicable to the sale

**Tenure**

The property is available freehold. The site will be registered with Land Registry at part of the sale. Please discuss boundaries with the agents.

**Sale**

Offers in excess of £250,000.

**Rates**

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £8,600. The UBR for 2024/25 is 54.6p 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.

**Energy Performance Certificate (EPC)**

A copy of the EPC is available upon request. The current rating is D-98.

**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. The vendors have confirmed that no VAT is applicable to this transaction.

**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.

**Anti-Money Laundering Regulations**

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

