

GROUND FLOOR AUSTIN HOUSE

Bridge Street
Hitchin
Hertfordshire
SG5 2DE



TO LET/FOR SALE.

(VIRTUAL FREEHOLD 999 YEARS)

**GROUND FLOOR REFURBISHED RETAIL UNIT AVAILABLE
SUITABLE FOR DENTIST/CLINICAL/SURGERY USE**

2,841 SQ FT (264 SQ M)



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Location

Hitchin is a busy north Hertfordshire market town with a population of 35,224 as at the 2021 Census. The town is approximately 36 miles north of Central London and lies on the A505, approximately 3 miles to the west of Junction 8 of the A1(M) and within 25 minutes' drive of the M25, thus providing fast and easy access to Central London and the national motorway link. The M1 (Junction 10) at Luton is approximately 20 minutes driving time away.

Railway communications from Hitchin station provide a fast and frequent service to London Kings Cross (35 minutes).

Hitchin is a historic, attractive market town and has attracted many well-known companies to the area.

The subject properties are located on the corner of Queen Street/Bridge Street adjacent to Asda Supermarket. The location provides excellent roadside visibility on a busy through route into Hitchin town centre.

Accommodation

The retail unit has been refurbished to provide retail sales area with WC and kitchen facility at the rear.

The unit is finished to shell and core condition with new shop front.

The accommodation provides the following:-

| Ground Floor | | |
|------------------------|-------------|----------|
| Total net useable area | 2,841 sq ft | 264 sq m |

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed or for sale on a long leasehold basis of 999 years at a ground rent of £1 per annum with no reviews.

Use Class

The property benefits from Class E use. Alternative uses will be considered, subject to Change of Use, if required.

Rental

£91,000 per annum, exclusive.

Sale

£1,295,000 for the virtual freehold.

Service Charge

There will be a service charge payable. Further details upon request.

Rates

To be assessed.

Energy Performance Certificate (EPC)

The Asset Rating is B-32 expiring on 4 November 2034. Certificate reference number: 2510-4534-3442-7809-1192.

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.

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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide 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.

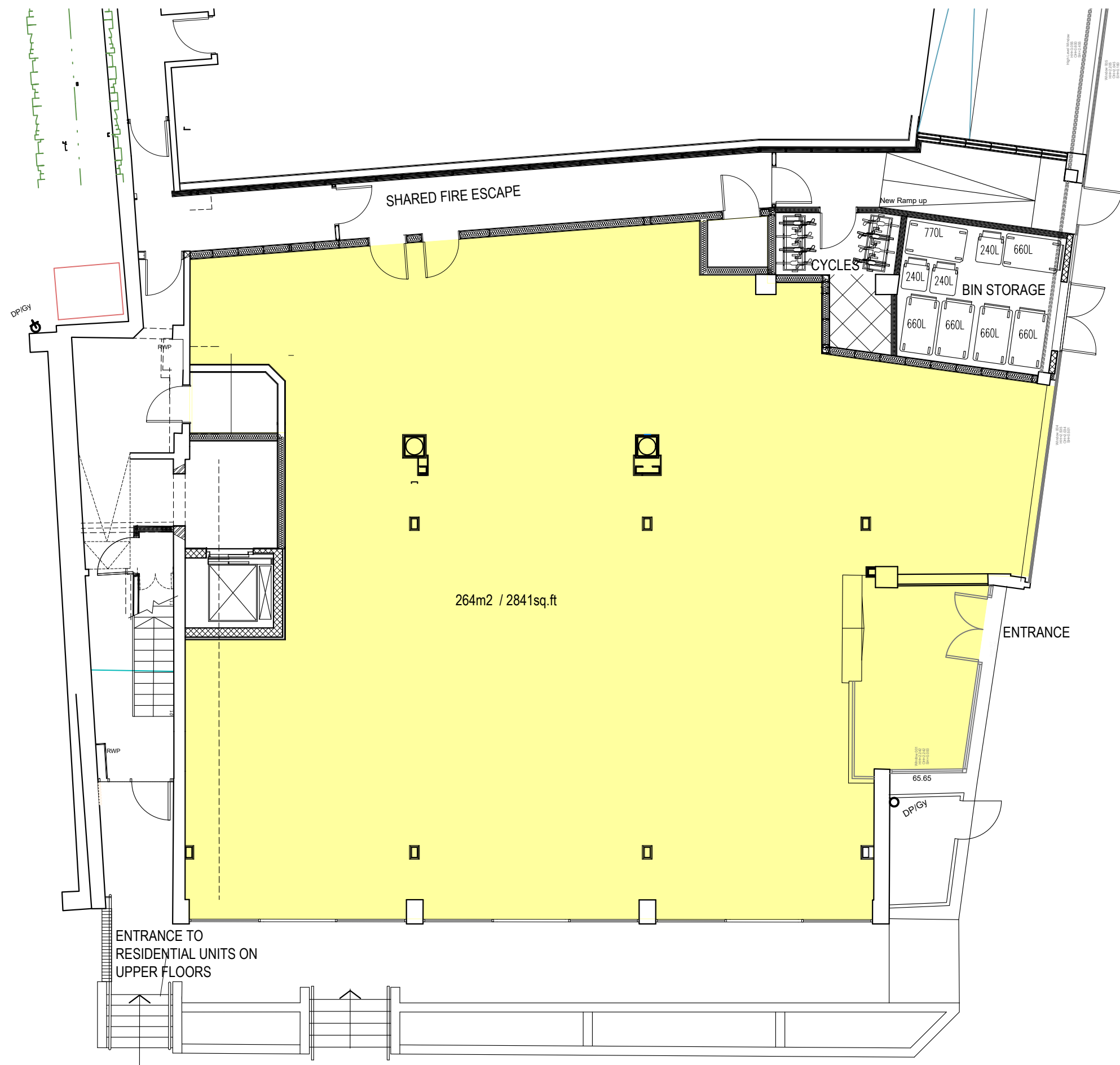


THIS DRAWING IS A PRINT AND MUST NOT BE SCALED.
 ANY QUERIES REGARDING DIMENSIONS TO BE TAKEN UP WITH
 PENTANGLE DESIGN GROUP.

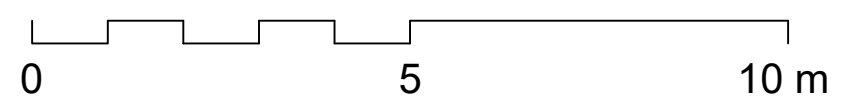
ALL DIMENSIONS OF EXISTING BUILDINGS TO BE VERIFIED ON SITE.

THIS DRAWING IS THE COPYRIGHT OF PENTANGLE DESIGN GROUP
 AND SHALL NOT BE IN ANY WAY USED OR REPRODUCED WITHOUT
 THEIR PRIOR WRITTEN CONSENT.

NOTES



GROUND FLOOR PLAN



PRELIMINARY
PENTANGLE
 DESIGN GROUP

SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW
 TEL(01462) 431133 E:PDG@PENTANGLEDESIGN.CO.UK

JOB TITLE
 Residential Development at
 Ausint House, Bridge Street / Queen St,
 Hitchin

DRAWING TITLE
 GROUND FLOOR PLAN

| | | |
|--------------------|----------------------|---------------|
| SCALE 1:100 | DRAWING NUMBER 70 | REVISION C |
| DATE Feb '24 | Sheet A3 | |
| JOB NUMBER 3476 | | |

ARCHITECTS & INTERIOR DESIGNERS