

UNITS 1-3 AUSTIN HOUSE

Bridge Street
Hitchin
Hertfordshire
SG5 2DE



TO LET/FOR SALE.

(VIRTUAL FREEHOLD 999 YEARS)

**GROUND FLOOR REFURBISHED RETAIL UNITS AVAILABLE
CLASS E USE**

719 SQ FT - 2,841 SQ FT
(66.8 SQ M - 264 SQ M)



For further information please contact: Tereza Halewood

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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 ground floor retail units have been refurbished to provide retail sales area with new toilet and kitchen facilities at the rear.

The units are finished to shell and core condition with new shop fronts.

The approximate net useable areas are as follows:-

Unit 1	719 sq ft	66.8 sq m
Unit 2	903 sq ft	83.9 sq m
Unit 3	1,150 sq ft	106.9 sq m

Total

Total net useable area	2,772 sq ft	257.6 sq m
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If the accommodation is taken as a whole the ground floor area will be 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.

Rental

Unit 1 - £26,750 per annum, exclusive
Unit 2 - £29,750 per annum, exclusive
Unit 3 - £34,500 per annum, exclusive

Rent for the whole ground floor will be £91,000 per annum, exclusive.

Sale

Unit 1 - £375,000
Unit 2 - £425,000
Unit 3 - £495,000

A sale of the whole ground floor will also be considered at a price of £1,295,000.

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.

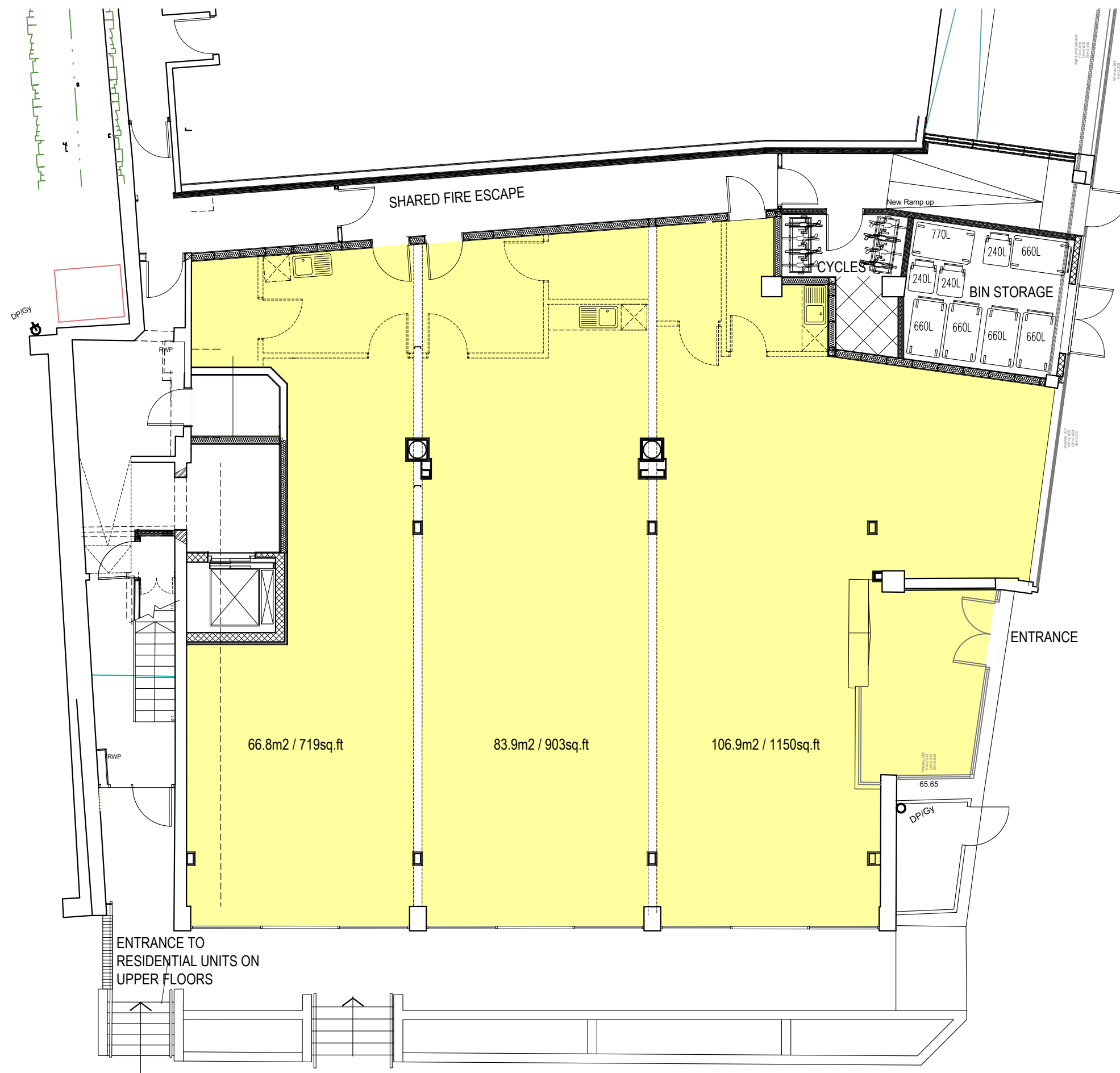
Important

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.





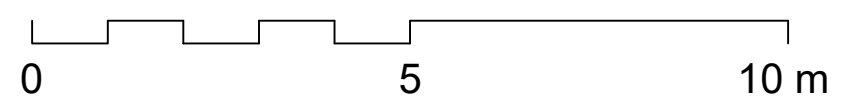
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NOTES

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
3 UNITS

SCALE 1:100	DRAWING NUMBER	REVISION
DATE March '25	81	
SHEET A3		
JOB NUMBER 3476		

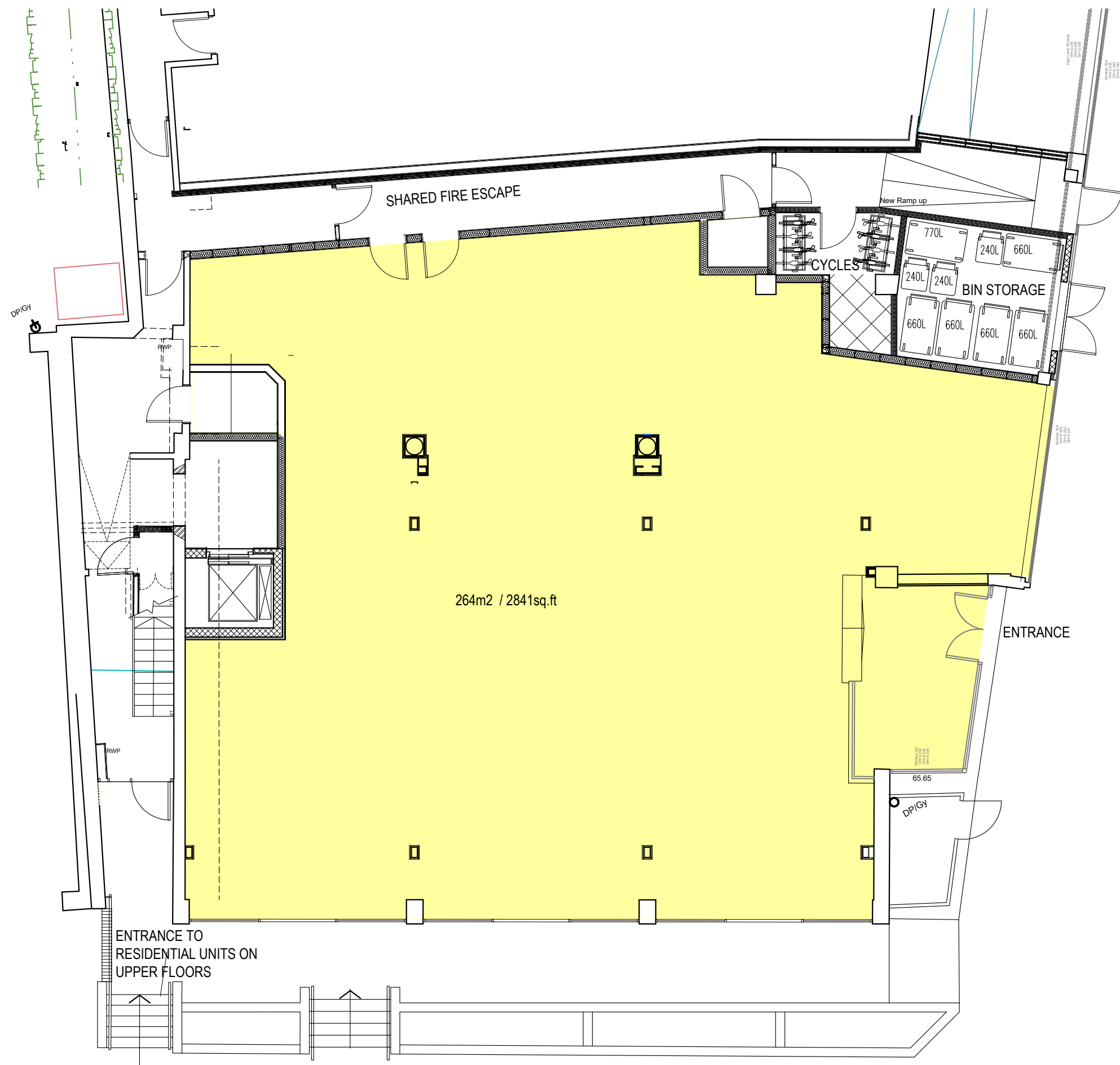
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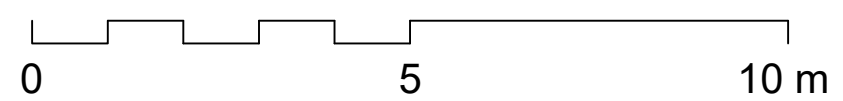
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 Hitchin

DRAWING TITLE
 GROUND FLOOR PLAN

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

ARCHITECTS & INTERIOR DESIGNERS