

94 HERMITAGE ROAD

Hitchin
Hertfordshire
SG5 1DG



TO LET.

**GROUND FLOOR SELF-CONTAINED RETAIL UNIT
934 SQ FT (86.76 SQ M)**



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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 Railway Station provide a fast and frequent service to London Kings Cross (29 minutes).

The subject property is located at the bottom end of Hermitage Road close to the junction of Bancroft.

Description

The property comprises a self-contained ground floor retail unit with storeroom, kitchen and WC facility. There is rear access for loading.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail sales area	909 sq ft	84.44 sq m
Kitchen	25 sq ft	2.33 sq m

Total

Total net useable area	934 sq ft	86.77 sq m
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Features

- Town centre location
- Suspended ceiling in main retail area
- Three phase power supply
- Kitchen
- Storeroom
- Access at rear for loading
- WC facility

Rental

£27,500 per annum, exclusive.

Tenure

Our clients can offer a new effective full repairing and insuring lease for a term to be agreed.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £19,750 The UBR for 2025/26 is 55.5p 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)

The Asset Rating is D-77 expiring on 15 August 2029, reference number: 0980-4981-0321-9440-7080.

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

VAT is not payable on the rent.



Brown & Lee Commercial Property Consultants LLP

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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