

## Car Showroom, Workshop & Yard

Units 7-10, Station Approach, Hitchin, Hertfordshire, SG4 9UW

## TO LET

4,396 SqFt (408 m<sup>2</sup>)



### LOCATION

Adjacent to Hitchin train station (with direct services to Kings Cross in circa 25 minutes) is an industrial estate with a wide variety of occupier types. The site has good road links to Hitchin town centre and neighbouring towns including Stevenage, Letchworth and Luton.

### DESCRIPTION

Unit 7-10 Station Approach forms a vehicle showroom with ancillary offices, plus an adjacent vehicle workshop, all within a fenced/gated and surfaced yard. The adjacent vehicle workshop totals 823 sqft (76.49 m<sup>2</sup>), whilst the main premises total 3,572 sqft (331.85 m<sup>2</sup>). The forecourt/yard provides for circa 15 vehicle spaces. Given the nature of the property and location it is potentially suitable for a variety of uses, notably car sales.

### TERMS

Available upon a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£52,000** per annum exclusive.

### RATEABLE VALUE

The Rateable Value for the subject property is £32,250 (please note this is not rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## LEGAL COSTS

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Each party to bear their own legal and professional costs.

## VAT

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VAT will be applicable on rental.

## VIEWING

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For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.  
[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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