

11A BANCROFT

Prime Retail Unit

11a Bancroft, Hitchin, Hertfordshire, SG5 1JQ

TO LET

S.R. Wood & Son

Est. 1981

01462 542 760

www.srwood.co.uk





KEY FEATURES:

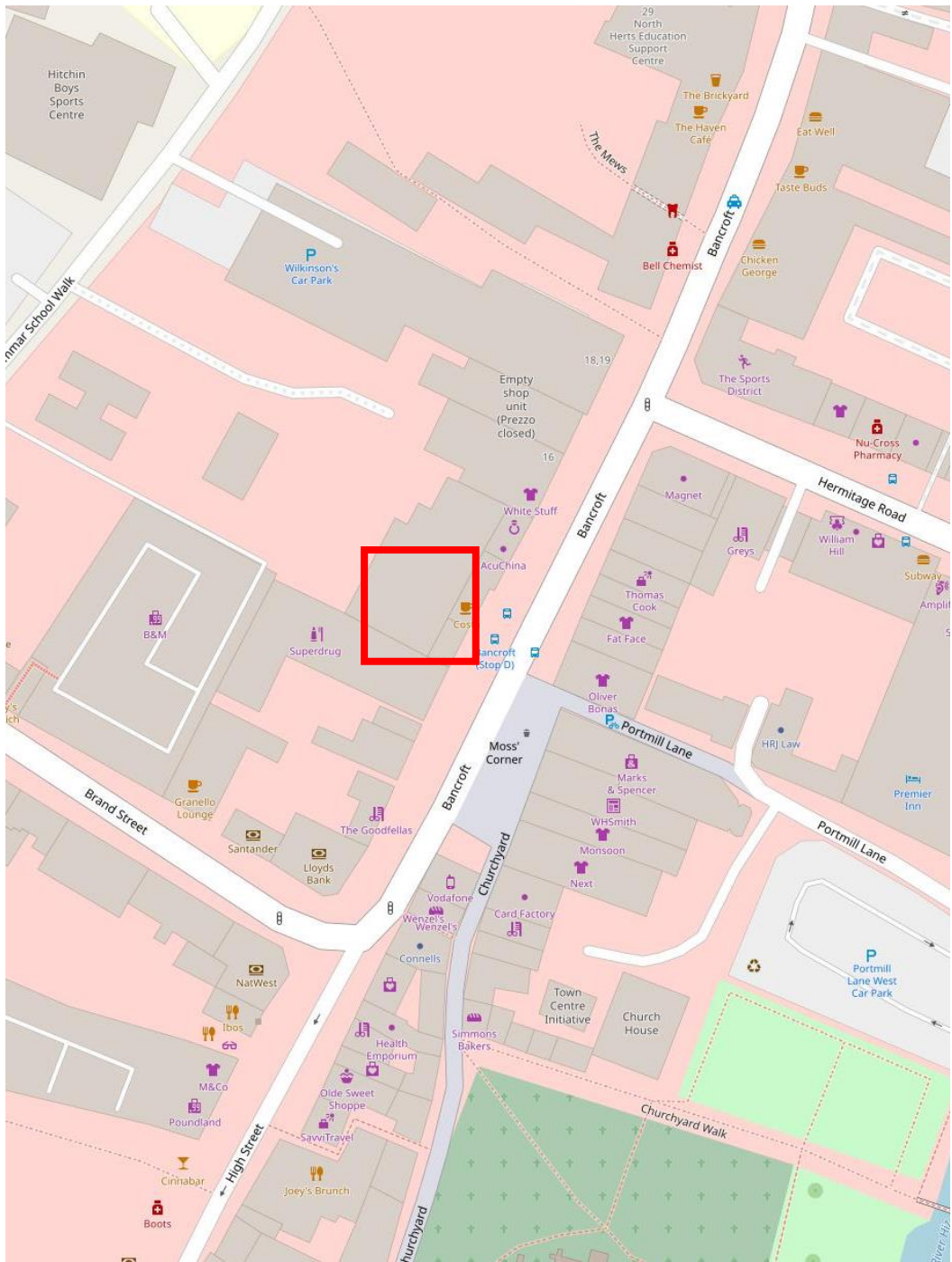
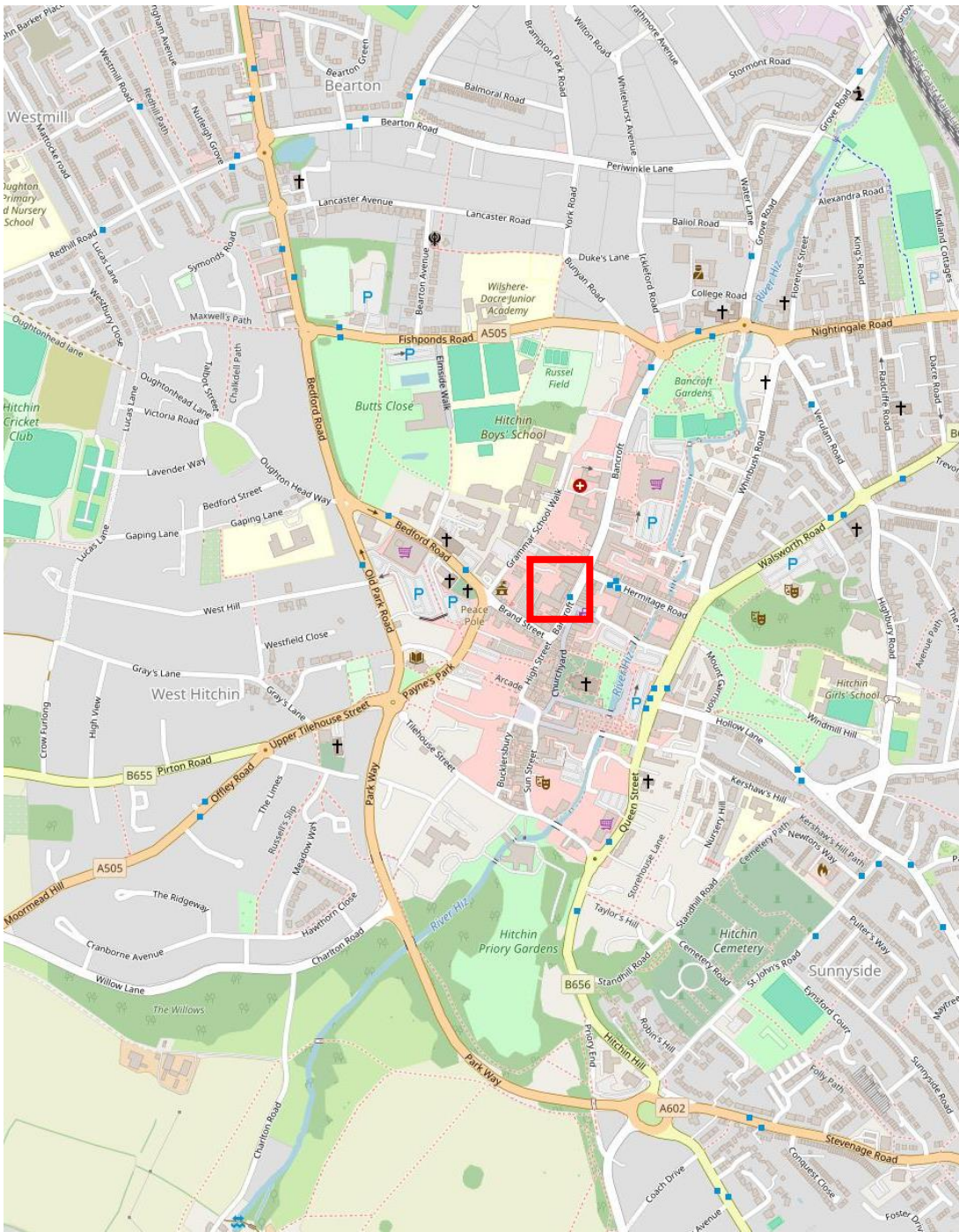
- Affluent Market Town Location
- Expansive Double Shop Front
- Rear Store/Ancillary Sales Area
- Rear Access

ACCOMMODATION:

3,704 SqFt
(344.10 m²)

VIDEO-TOUR:

A comprehensive video-tour of the property is available to watch [here](#).





LOCATION:

Hitchin is an attractive and affluent market town in the home county of Hertfordshire, benefiting from good public parking provisions, road links to the A1(M) and a mainline train station with frequent and high speed services to both Cambridge and London King's Cross.

The subject property occupies a prominent and mid-terraced position within Hitchin's primary retail core, Bancroft. In addition to the many independent businesses, here are just a few of the town centre's notable names – all within proximity to the subject premises:

- M&S
- Waitrose
- Gails Bakery
- Starbucks
- Costa Coffee
- Café Nero
- WHSmith
- Superdrug
- Boots
- Pure Gym
- Crew Clothing
- Olivia Bonas
- The White Company
- Fat Face
- Next
- Hotel Chocolate
- and more...

DESCRIPTION:

The ground floor retail premises could accommodate a variety of uses under User Class E, such as retail, leisure, F&B, etc. Furthermore, it benefits from the following:

Sales Area:

- Expansive double shop front.
- Large open plan sales area.
- Automatic sliding doors.
- Alarm system.
- Suspended ceiling.
- LED lighting.
- AC.

Rear Store

- Ramped access to sales area.
- Locker room/office.
- Kitchenette.
- Disabled WC.
- Rear access for loading.

TERMS:

The property is available To Let upon a new lease for a term to be agreed at **£120,000** per annum exclusive.

RATEABLE VALUE:

The Rateable Value of this property is £107,000. Please note this is not the Rate to pay.

EPC:

The property's EPC rating is B-45

LEGAL COSTS:

Each party are to bear their own costs.

VAT:

Plus VAT at the appropriate rate.



VIEWING:

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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