

PRIME CLASS E OPPORTUNITY

HITCHIN

118 BANCROFT

Description

Occupying a prime location in Hitchin's town centre, the unit is adjacent to **Crew Clothing** and **Hotel Chocolat** and in proximity to **Mint Velvet**, **Gails**, **Oliver Bonas**, **M&S**, **White Company** and **Next**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground and first floors, having the following approximate areas:

Ground Floor	881 sq. ft.	(81.84 q. m)
First Floor	293 sq. ft.	(18.85 sq. m)
Total	1,174 sq. ft.	(109.06 sq. m)

Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£55,000

per annum exclusive.

Service Charge

The service charge for the current financial year is £400 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£42,500
UBR (26/27)	0.382p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 75 (expired). A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

The premises are available in September 2026 with staff unaware. Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Subject to Contract

