

HITCHIN

21 HIGH STREET

PRIME LISTED SHOP UNIT TO LET

Following Refurbishment

LOCATION

The property occupies a prime trading location on the High Street being adjacent to **Boots Opticians**. Nearby multiple retailers include **Vodafone**, **British Heart Foundation**, **Vision Express**, **EE**, **Specsavers**, **Greggs**, **Caffe Nero**, **Boots the Chemist**, **Poundland**, **M & Co** and **Café Rouge**.

ACCOMMODATION

The premises are arranged on basement, ground, first and second floors with the following approximate areas and dimensions:-

Gross frontage	24'0"	7.31m
Shop frontage	16'6"	5.0m
Internal width	15'6"	4.72m
Shop depth	64'6"	19.66m
Ground floor sales	1,675 sq ft	155.6 sq m
First floor ancillary	663 sq ft	61.6 sq m
Second floor ancillary	403 sq ft	37.4 sq m
Basement ancillary	Not	Inspected

The property benefits from an extensive return frontage to an alleyway linking High Street with Church Yard behind.

LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£67,500** (sixty seven thousand five hundred pounds).

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£55,000
UBR 2018/2019	49.3p
Rates Payable 2018/2019	£27,115

For verification purposes prospective tenants are advised to make their own enquiries with North Hertfordshire District Council (01462 474000)



REFURBISHMENT

The property is to be comprehensively refurbished and will be available early Summer 2018.

EPC

The property has a rating of D100. A Certificate and Recommendations are available upon request.

LISTING

The property is Grade II Listed.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

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

VIEWING

By appointment through:-
Hugh Ockleston of Ockleston Bailey

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E-mail: hugh@ocklestonbailey.co.uk

Or our joint agent:

Francis Tomlinson of Aitchison Raffety

Tel: 01462 434455

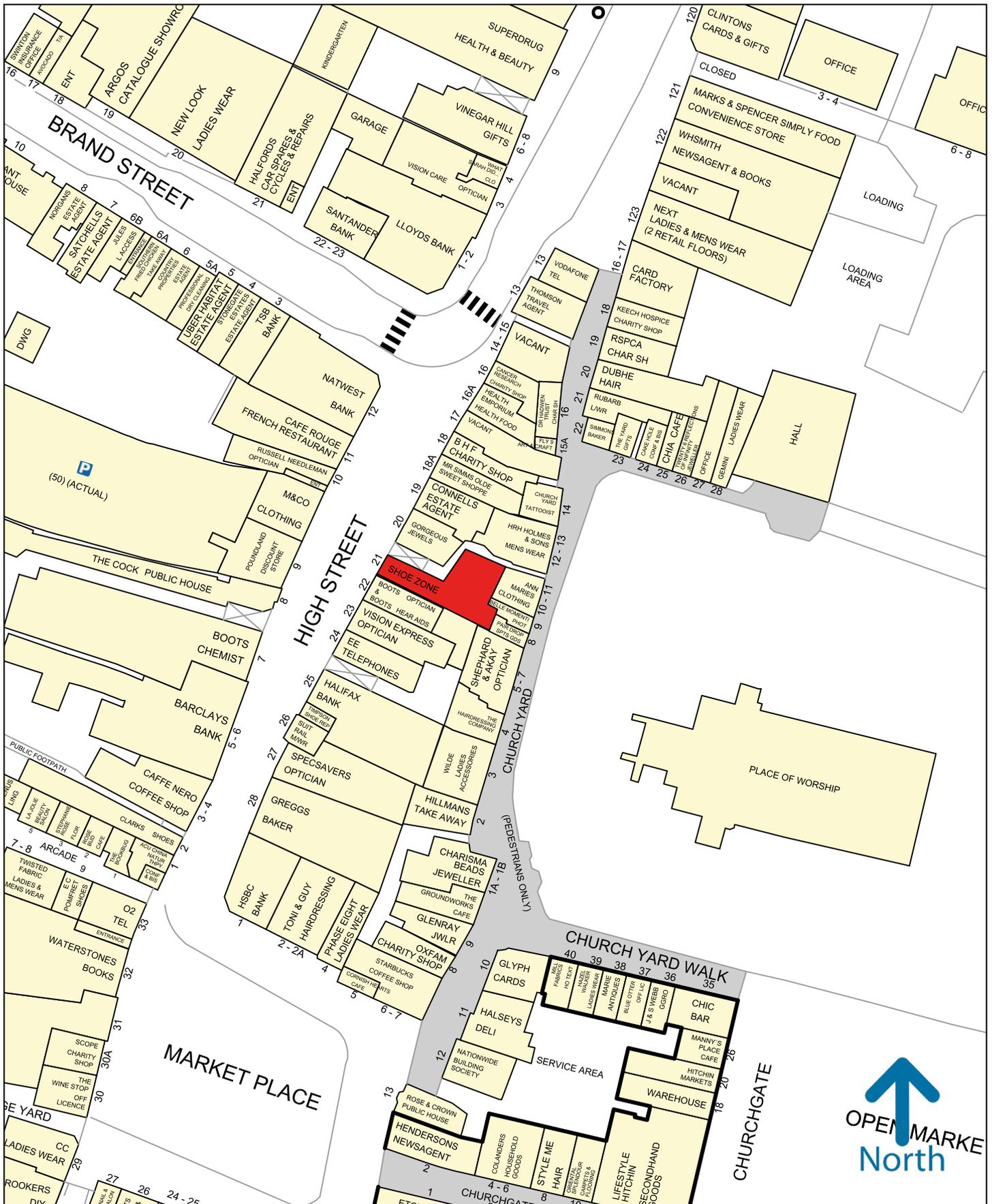
E-mail: francis.tomlinson@argroup.co.uk

SUBJECT TO CONTRACT

HWO/eaw/REV190118

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