

NEWBREED. PROPERTY DETAILS:

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newbreedcps.com

**UNITS 7-10 STATION APPROACH
HITCHIN
HERTFORDSHIRE
SG4 9UW**

SHOWROOMS/WORKSHOP & OFFICE

FOR SALE or TO LET



Total 4,475 sq ft (444 sq m)

***New lease - £35,000 per annum excl
Or Freehold - £425,000***

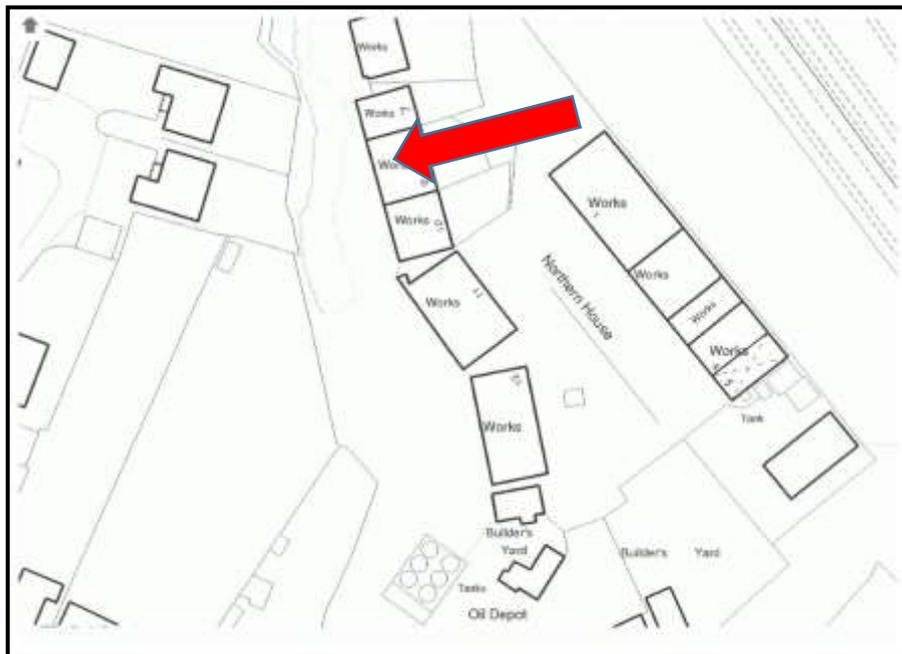
- Fully refurbished to a high standard
- Secure, gated compound
- Adjacent to Hitchin railway station
- Immediate availability

(2)

LOCATION

Hitchin is a busy North Hertfordshire market town located about 35 miles North of London. There are excellent road links via the A1(M) and the A505, as well as rail links from the town's mainline railway station into London Kings Cross in just over half an hour.

Station Approach is immediately adjacent to Hitchin's mainline railway station providing a fast and frequent service into London Kings Cross in just over 30 minutes.



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DESCRIPTION

Access is via the entrance to the Station from Walsworth Road via a dedicated roadway. The subject premises are located within a gated compound and provide high quality showrooms, preparation area and offices.

Floor areas are approximately as follows:

Ground Floor

Office	354 sq ft
Main showroom	2,904 sq ft
Prep/wash area	<u>830 sq ft</u>
	4,088 sq ft

First floor

Office	387 sq ft
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TOTAL FLOOR AREA 4,475 sq ft



First floor office



Prep/wash area

TERMS

The premises are available upon a new 10 year lease at a commencing rental of £35,000 per annum exclusive, payable quarterly in advance.

Alternatively, the landlord would consider selling the freehold for a price of £425,000, subject to contract. Interested parties should note that with the freehold option comes the obligation to contribute towards the annual rental of the estate road over which rights are granted from Network Rail for 99 years from 1999. The contribution is calculated at 15% of the total rent and currently equates to £4,237.50 per annum.

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BUSINESS RATES

According to the Valuation Office website (voa.gov.uk), the Rateable Value for the premises is £23,500. The Uniform Business Rate for the year 2019/20 (the multiplier) is 49.1p in the £ on properties with a Rateable Value of less than £51,000.

Interested parties should check the existence of any transitional factors affecting the chargeable amount with the Local Authority, North Hertfordshire District Council. Tel: 01462 474000.

ESTATE MANAGEMENT COSTS & WATER

There are estate charges for expenses in maintaining and repairing the common parts of the estate inclusive of water. The typical annual cost is in the region of £1,000.

LEGAL COSTS

Both parties' reasonable legal costs are to be borne by the ingoing tenant.

VAT

The aforementioned charges are subject to VAT.

SERVICES, FIXTURES & FITTINGS

None of the services, fixtures or fittings to the property have been tested by this firm or by the vendor and therefore no warranty is given as to their serviceability. Intending purchasers should satisfy themselves via their own investigations prior to contract.

FURTHER INFORMATION & VIEWING

Contact Paul Quin:
Tel: 01767 304210
E mail: paul@newbreedcps.com

Note: These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.