

# Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1 HX

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## Commercial /Business Premises To Let Suite C. First floor. 21A Bucklesbury, Hitchin, Herts. SG5 1BG



**Approximately 405 Sq. Ft. (GIA)**

**Licence fee: £525.00 PCM**

**Inclusive of cleaning and lighting of common areas**

Available long or short term (6 months minimum) licences on its own or combined with other rooms within the building (subject to availability).



Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.  
Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978  
Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch, and Derek Hilditch  
Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH.  
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire. SG6 2TU.



High quality office space located on the outskirts of the town centre of this historic market town and within walking distance of the main town centre and Market square.

Situated on the first floor with various other sized rooms within the building Suite C is a combination of 3 rooms and storeroom and offers ideal commercial workspace for any firm looking to promote a professional image.

**Room 1:** About. 129 Sq. ft. Window to the side. Door to storeroom and doors to rooms 2 & 3.

**Room 2:** About. 103 Sq. Ft. Window to side. Recess for storage

**Room 3:** About. 126 Sq. Ft. Window to Side.

**Storeroom:** About. 20 Sq. Ft.

**Use:** Any professional use would be considered by the landlords.

**Facilities:** Ground floor communal entrance, carpeted stairs to landing. Shared kitchen and toilet facilities.

**Tenure & Terms:** Available on short or long term rolling licence agreement requiring an initial deposit equivalent to 1 months licence fee and subsequent licence fee paid monthly in advance. The License fee includes cleaning of common parts and electric charges for common areas.

### Tenants

**Responsibilities:** Maintain the room in good decorative order. Pay the Rates and 'Hitchin Bid' Levy if applicable. Pay own electric. Water by way of proportion share and buildings insurance.

**Fees:** These need not be high. The landlord provides their own licences and the incoming tenants can seek legal advice on such if they feel it required.

**References:** Commencement of a licence may be subject to Satisfactory references

**Rates:** The VOA Website provides a rateable value of £4,250

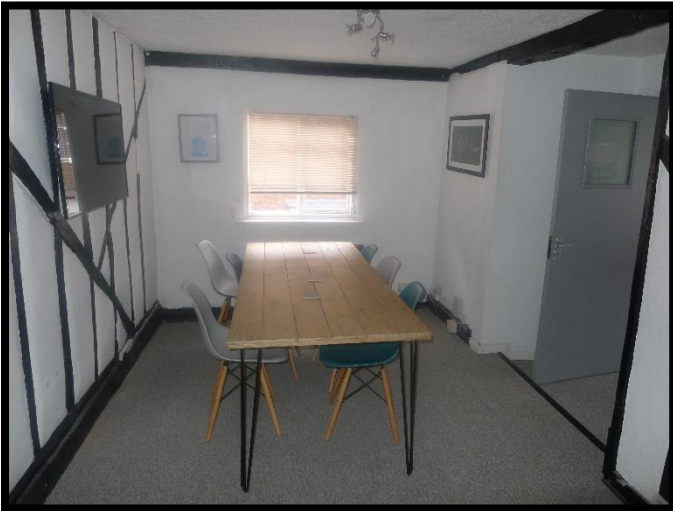
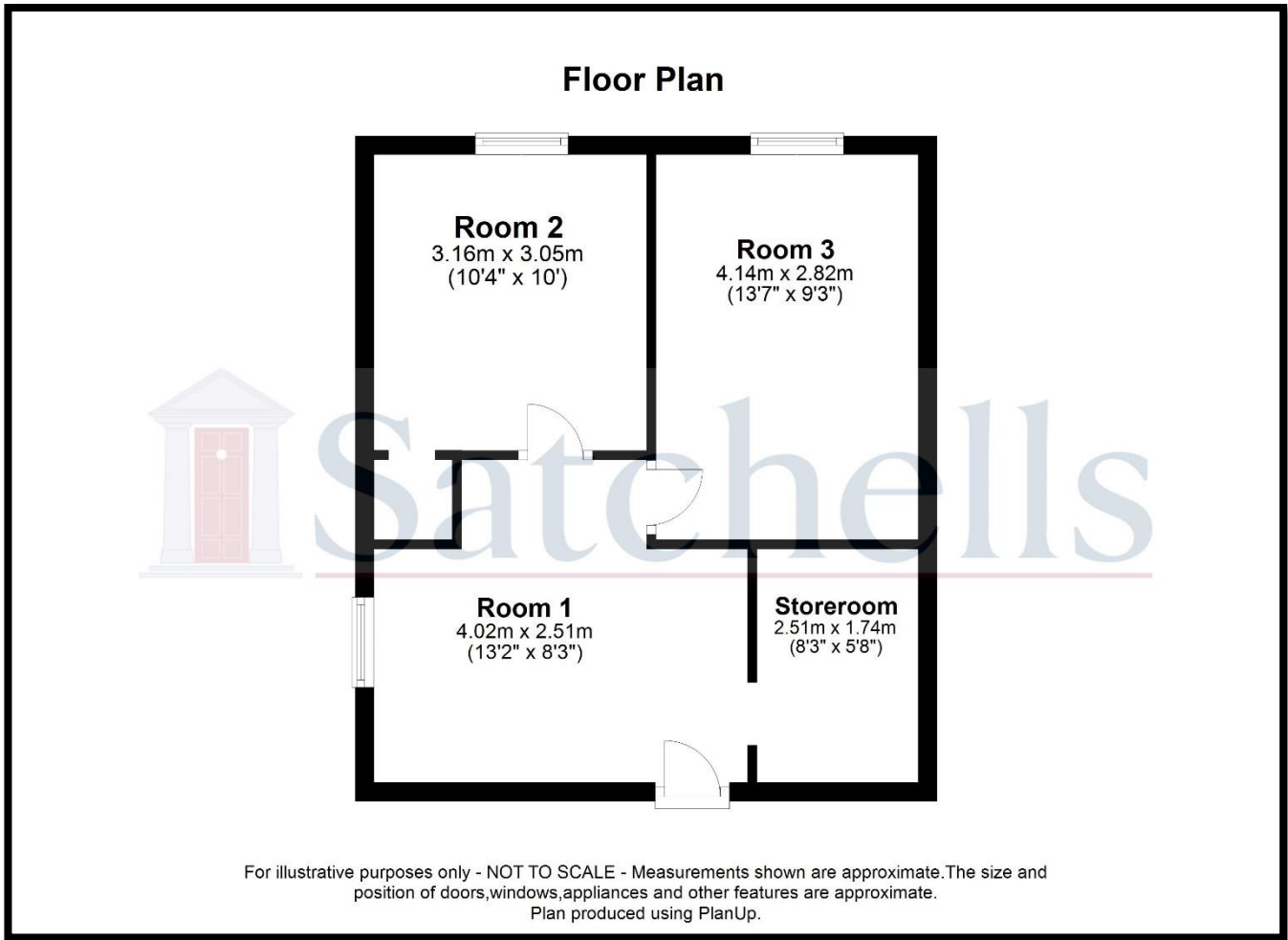
**EPC Rating:** TBC

**VAT:** In this instance we understand that VAT is not applicable

**Viewing:** By appointment Via Satchells on 01462 600900.



## Floor Plan & Photos suite 'C' 21A Bucklesbury Hitchin.



### **Draft particulars subject to change.**

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; Tenure, user class, rates, leases, and VAT before entering into a purchase or lease.



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