

Satchells

7 Brand Street, Hitchin Hertfordshire. SG5 1HX

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To Let Ground Floor. Business premises.



**Station Place,
Letchworth Garden City,
Hertfordshire. SG6 3AJ
Guide Price £20,000 per annum.**

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.



In Brief:

About 1,200 Sq. Ft ground floor commercial premises located within this prominent town centre building which is well known having been a bank for many years. In addition to the ground floor the lease includes the first floor toilet blocks, and basement which still contains the former banks safes. Rear access for deliveries.

All in all a prestigious building which would make a good Headquarters for any professional business looking to be located in a prominent position within a town centre setting.

Ground Floor: About 1,200 Sq. Ft. Net usable area comprising a predominately open plan area with additional separate offices. Rear access for deliveries.

First floor: About 228 Sq. Ft. Landing with access to separate sets of toilet facilities.

Basement: About 308 Sq. Ft. Housing safes and plant room.

Use: The superior lease allows for the use of banking and office space only and any other use would be subject to the landlords, superior landlords and local authority planning consents being provided.

Informal communications with the superior landlords suggest other uses which would be considered would be those falling under the user class Ea, b, c, e, and g(i) as well as the existing uses.

Terms: Available on a new effective full repairing and insuring lease, drawn up in line with the superior lease. In multiples of 5 years or more. Upwards only rent review pattern to be agreed subject to length of lease required.

Rent: To be paid quarterly in advance. With a Rent deposit equivalent to a quarter's rent to be paid and held by the Landlord.

Insurance: Landlord to insure the whole building, and charge back proportionally to the tenant as insurance rent. Tenants to insure window glass and frames if not included in the buildings insurance.

Repairs & Decorating: Tenants responsible for internal repairs and decorating. Landlord to repair exterior charging back the costs proportionally to the tenants on shared / common parts.

Fees: Each party to pay their own legal fees. If planning or change of use is required the tenant to obtain this at their own expense and to pay the reasonable costs of the landlords, Agents, and superior landlords fees incurred and any premiums.

EPCs: Details to be confirmed.

Rates: Tenants to pay. The VOA website provides a rateable value of £19,250 for the whole building and will need reassessing for rates upon the tenancy being completed for the elements taken on a commercial lease.

Signage: Location and style to be approved by both the landlord and Superior landlord if required. Tenants to pay for any superior Landlords cost involved.

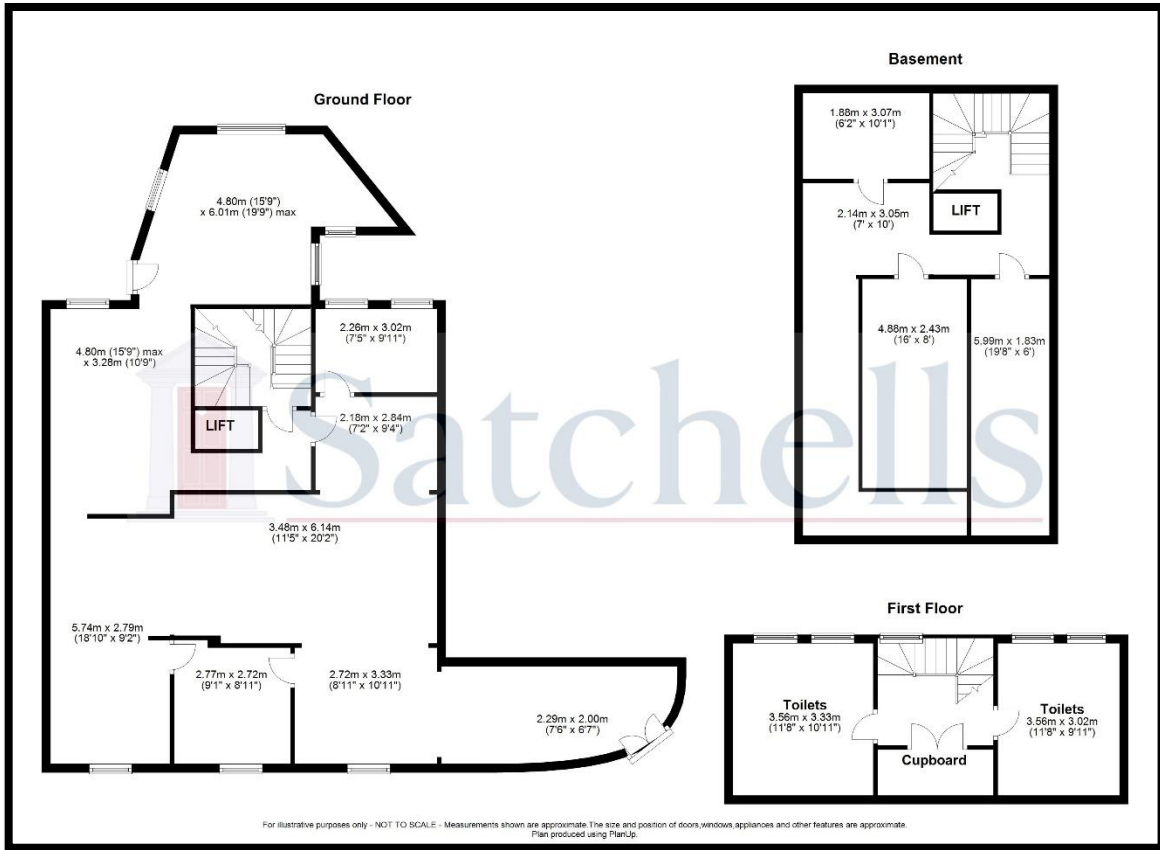
VAT: All prices quoted are exclusive of VAT.

Agents Notes: The post code listed will be changed, As the previous occupier was a bank, the premises are required to have a new post code issued to it. The floor plan shows several walls within the main open plan area. These are remnants of the previous tenants and we understand many if not all can be removed to enlarge the open plan area.

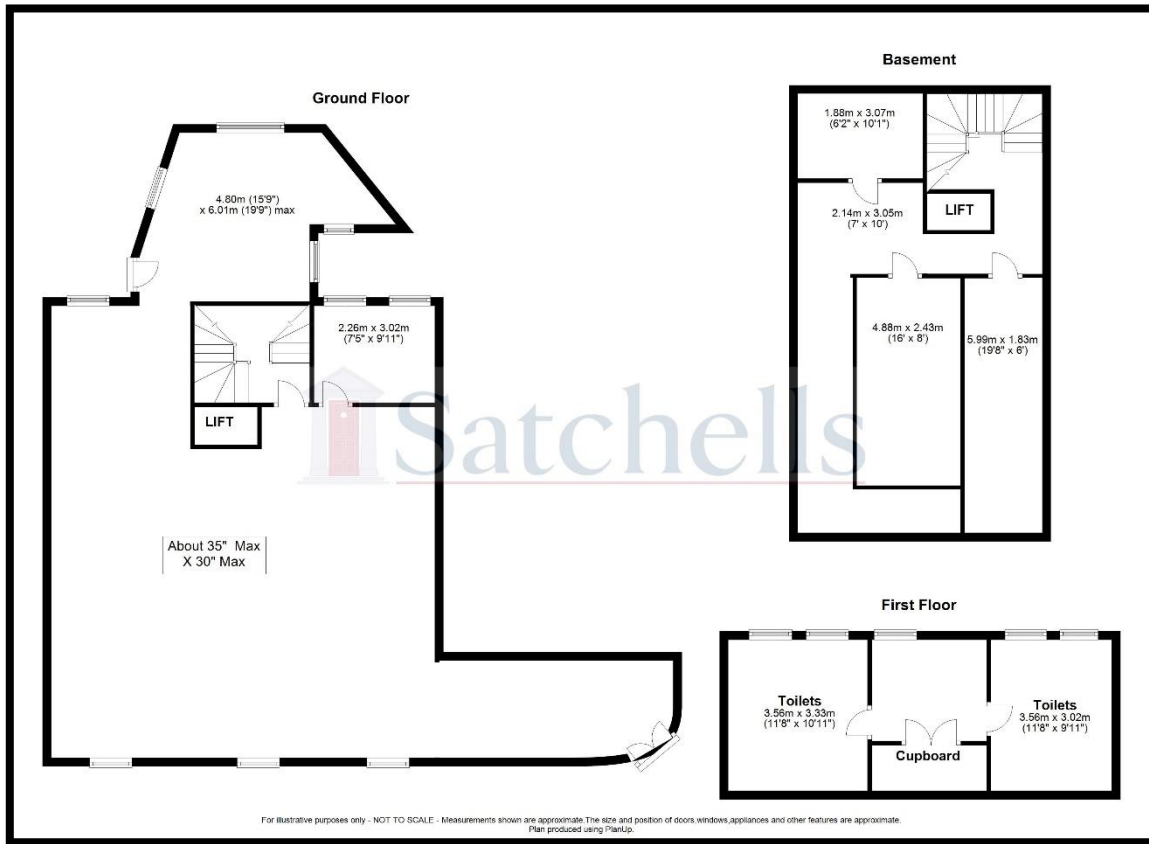
Viewings: By prior appointment through Satchells during office hours only, telephone 01462 600900.



Floor plan. Current lay out.



Indicative lay out with internal wall removed.



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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