

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

To let. Town Centre Business premises.



**9 Market Hill, Royston,
Hertfordshire. SG8 9JL**

Rent: £18,500 Per Annum



Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.

Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH

Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch ARLA, and Derek Hilditch AICBA



Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978 Registered office: Unit 1b, Focus 4, Fourth Avenue. Letchworth, Hertfordshire. SG6 2TU

In Brief:

After many years of trading and due to retirement this double fronted shop with additional retailing area to the side with window display is available on a new lease. Located within the central retailing area of Royston Town centre close to the market square and other retail outlets enjoying a good level of passing trade.

The ground floor retailing area being about 745 Sq. Ft. Net Internal area with a further 217 Sq. ft of storage and staff room space on the first floor along with toilet facilities.

All in all an ideal business premises for anyone looking for a visible High Street presence with passing trade.

Use: We understand that A1 Retail use applies (Now E). Some other uses would be considered by the Landlord. No Hot Food Takeaway.

Terms: Flexible terms available but we anticipate a lease in multiples of 3 to 5 years being preferable to Landlord.

Rent: Paid quarterly in advance with a rent deposit equivalent to one quarter rent required.

Rent Reviews: Upwards only rent review pattern to be agreed subject to length of lease taken.

Rates & Utilities: Tenant to pay all own utility charges and the rates. The VOA web site provides a rateable value of £10,500

Responsibilities: Tenants responsible for internal repair and decoration and Landlords fixtures and fittings, the shop front and window glass. Landlord responsible for external repairs to the building recharging a fair proportion of any costs incurred to the tenants.

Insurance: Landlord to insure the building with the Tenants refunding as insurance rent.

VAT: All fees and prices are quoted exclusive of VAT.

Costs: Each party to pay their own legal costs.

EPC: Rated 'C' 63 (valid until September 2028).

Viewings: By prior appointment through Satchells, telephone 01462 600900

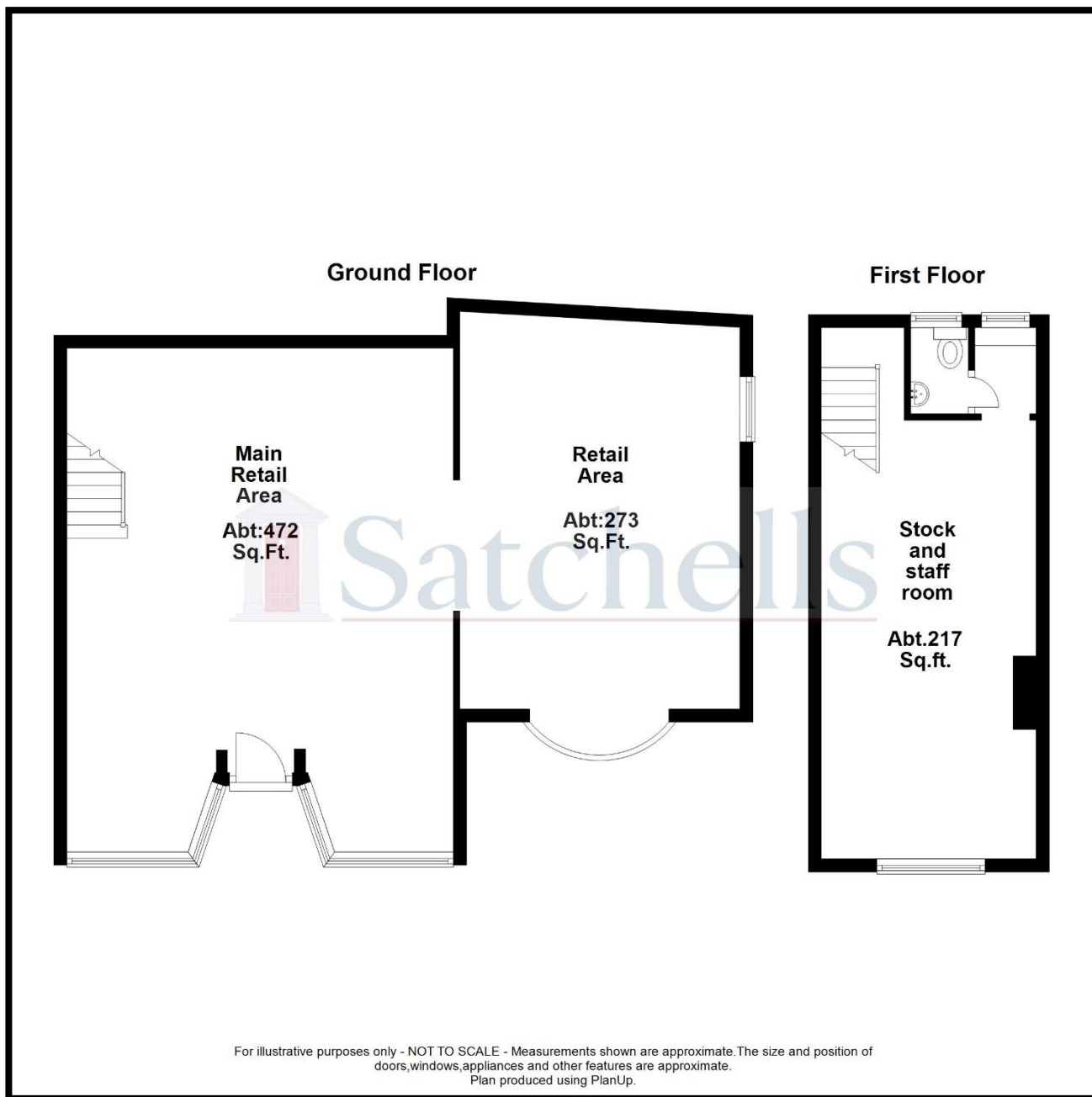
Agents Notes: The existing tenants are looking to retire and as such may be in a position to leave some of their fixtures, fittings and counter units if required.



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Draft details not yet approved by clients and could be 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; user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.



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