

Town Centre Restaurant & Upper Parts
Approx. 417.90 sq m (4,499 sq ft)

**AITCHISON
RAFFETY**



9 Sun Street, Hitchin

To Let/For Sale

- Town centre location
- Approximately 70 covers
- Fully fitted restaurant & kitchen
- Parking at rear for 10 cars
- No premium
- Residential upper parts
- Grade II listed building



RICS



INVESTORS IN PEOPLE



T: 01462 434455 / 01727 843232

Email: matthew.bowen@argroup.co.uk
hannah.niven@argroup.co.uk

www.argroup.co.uk

17b Hermitage Road, Hitchin, Hertfordshire SG5 1BT

9 Sun Street
Hitchin
Hertfordshire
SG5 1AE



Description

The premises comprise a currently trading restaurant to the ground floor with a fully fitted kitchen, WC's and rear stores. The upper parts comprise restaurant WC's plus four ensuite bedrooms to the 1st & 2nd floor front with two bedrooms and a one bedroom suite to the first floor rear. The property has a rear car park with parking for approximately 10 cars. The property is adjoined with a boutique 24 bedroom hotel which is also potentially available to purchase.

Location

The premises are located within Hitchin town centre within 100 metres of Market Place. Nearby occupiers on Sun Street include Zizzi and Pizza Express with numerous other multiple outlets in Market Place.



Floor Area

The approximate gross internal floor areas are:

Restaurant	2,608 sq ft	(242.32 sq m)
1st Floor	1,596 sq ft	(148.30 sq m)
2nd Floor	294 sq ft	(27.28 sq m)
Total	4,498 sq ft	(417.90 sq m)

Rent / Prices

To rent on a new full repairing and insuring lease for a term to be agreed at a rent of **£100,000** per annum.

The freehold interest is available at a price of **£1.6 million**

Business Rates

From enquiries with the Local Authority we are advised that the rates payable are approximately **£29,250 pa.**

Energy Performance Rating

Not required due to Grade II listing

Legal Costs

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

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment.

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