



NORGANS

Surveyors & Estate Agents

94 TILEHOUSE STREET
HITCHIN



94 Tilehouse Street

Hitchin

Hertfordshire SG5 2DW

Offers In Excess Of £400,000

DEVELOPMENT OPPORTUNITY

A Grade II Listed commercial building, on the popular Tilehouse Street, which has planning for conversion into a three or four bedroom house. The property is in a conservation area and the building has approximately 1300 sq. ft. of accommodation including a proposed covered balcony area.

Currently being used as a locally renowned Piano Shop and Showroom the building dates back to the 17th century and was originally built as a warehouse being converted in the 1890's into offices and a showroom for Francis Newton Builders.

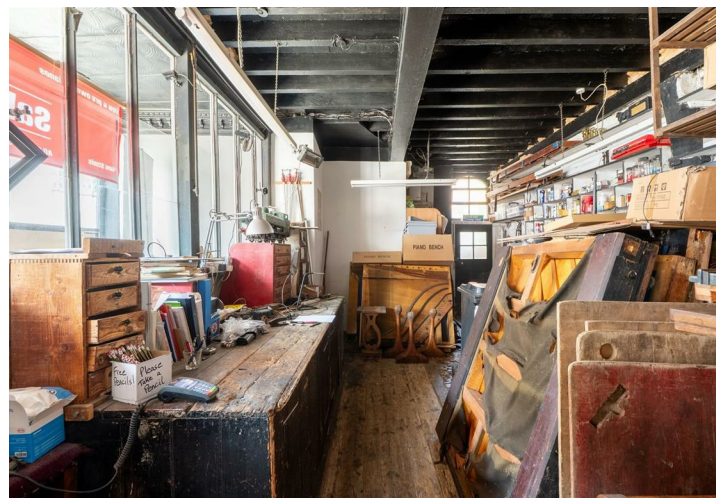
The property has full planning permission and listed building consent for change of use from the commercial building to a residential home comprising a three-bed dwelling. It also has full planning permission for conversion into a four-bed with an outdoor balcony area.

As it is presently a commercial building it will not be suitable for a residential mortgage.

Freehold

Viewing

By appointment with Norgans Estate Agents (tel: 01462 455225).





PROPERTY DETAILS

The property is laid out for its current use as a Piano Shop and Workshop (although will be sold with vacant possession). To the front of the ground floor is a large shop front window with raised floor for displays and the otherwise open plan ground floor features many beams. Towards the back there is a door to the rear external and enclosed courtyard. Stairs lead up to the first floor which features a vaulted ceiling and three beautiful Gothic style windows to the front as well as double doors opening to access the crane that used to hoist up the pianos to this upstairs showroom. Glass partitions create a light filled office in the back corner and on the other side there is currently a small kitchenette and separate W/C. Externally along with the Gothic windows the upper storey is rendered with mock Tudor framing overall making it one of Hitchin's quirkiest buildings.

The proposed conversion retains the exterior features and includes an open plan kitchen / living area showcasing the original shop front window with views of the historic street. There is also a separate utility, study & W/C on the ground floor perfect for working from home. The first floor features a well proportioned master bedroom with dressing area and ensuite. There are either two or three further bedrooms, one with ensuite and a separate bathroom. A real feature is the potential outdoor balcony area accessed from bedroom 3/4. A parking space is provided further up Tilehouse Street behind no 84.







Ground Floor



First Floor



94 Tilehouse Street (1), Hitchin

Ground Floor



First Floor



94 Tilehouse Street, Hitchin

LOCATION

Tilehouse Street is one of the most sought after locations in the town with it's expanse of attractive period properties and proximity to the town, only a short stroll to the shops, cafes, restaurants and bars. Countryside walks from Charlton are also only a 10 minute stroll away.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed. Please refer to the planning application floor plans, references below.

COMMERCIAL USAGE CLASS

The property has been used as a Showroom for over 25 years so has the assumed usage class of E.

TENURE - FREEHOLD

We are advised that this property is Freehold.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

PLANNING PERMISSION DETAILS

Approved - Planning Application for original layout (3 bed) - 24/01623/FP
Approved - Section 73 Amendment for revised layout (4 bed) - 25/00992/NMA
Approved - Listed Building Application for original layout (3 bed) - 24/01624/LBC
Approved - Listed Building Application for revised layout (4 bed) - 25/00989/LBC

CONNECTED PERSON

Please note that under Section 21 (Connected Persons and Personal Interests) of the Estate Agents Act 1979, we are obliged to disclose that the Vendors of this property are relatives of an employee of Norgans Estate Agents.

GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)



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