



GILMARTIN LEY

Town Centre Flexible First Floor Commercial Space To Let - Hitchin

From 1,000 to 15,576 sq.ft

**First Floor 9-10 High Street,
Hitchin,
HERTFORDSHIRE, SG5 1BH**



Area

Net Internal Area: 93 sq.m. (999 sq.ft.) to 1,447 sq.m. (15,575 sq.ft.)

Rent

Rent on Application



Property Description

This imposing building offers extensive, flexible accommodation spanning the entire depth of the building.

The building provides impressive, versatile space suitable for a broad spectrum of uses falling under Use Class E and potentially other uses STPP (including office, leisure, education, or medical/clinical sectors).

An agreement for lease has been signed for approximately 4,000 sq ft of the ground floor space (10 High Street Front) by a Grade A covenant national retailer.

The remainder of the property is capable of being let as a whole to a single tenant, or potentially to be sub-divided to provide variety of self-contained units. Our client will consider space requirements from 1,000 sq ft (92.90 sq m):

The property offers maximum flexibility: the dividing wall between the original two units can be removed to create expansive, wider floorplates, suiting a variety of occupational requirements. All areas of the property benefit from solid concrete floors with suspended ceilings fitted across parts of the first floor.

Key considerations:

- > Prime High Street setting in an affluent commuter town
- > Available first floor space: Net internal area totalling 15,576 sq ft (1,447 sq m)
- > Space requirements from 1,000 sq ft (92.90 sq m) considered
- > Class E space suitable for a variety of uses including offices, leisure, education, medical/clinical STPP
- > Generous ceiling heights
- > Local car parking provision with 488 spaces within 0.25km
- > Excellent public transport links
- > Hitchin Train Station 0.8 miles (London Kings Cross 32 minutes)

<https://www.gilmartinley.co.uk/properties/to-rent/offices/hertfordshire/hertfordshire/sg5/33074>

Our ref: 33074

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Accommodation	Area sq.m.	Area sq.ft.	Description and comments
First Floor	1,447	15,575	Class E space suitable for a variety of uses including medical, gym and offices. Please see indicative CGI images illustrating how the property may potentially look and showing the potential to add additional fenestration STPP. Available to let as a whole or sub-divided to provide self contained units from 1,000 sq.ft.

Property Location

The property is prominently situated in the heart of Hitchin town centre, on the west side of the thriving High Street in a prime position for footfall and local car parks.

Hitchin is an historic and highly desirable growing market town situated in north Hertfordshire, popular with commuters into London and larger commercial centres including St Albans, Hemel Hempstead and Watford. It is frequently named as 'one of the best places to live' in Hertfordshire and in 2025 was ranked 20th nationally in Rightmove's annual 'Happy Home Index' and third in the East of England. The attractive town is leafy and vibrant, receiving five 'gold' awards since 2009 in the Royal Horticultural Society's 'Britain in Bloom' awards.

There is a diverse range of brand names and independent stores and services in the immediate vicinity, including, national banks, optometrists, cafes, fast food outlets, bars and historic pubs. The street scene is vibrant. The road immediately outside is partly pedestrianised, with access to permit holders only between 10am and 4pm, making it a pleasant walkable centre. Some 100 metres to the south is the Market Square, which hosts a regular market, a food and wine festival, alfresco cafes and a rotating selection of food trucks.

The town centre is occupied by a variety of household name stores, including M&S Foodhall, Boots, Caffè Nero, Barclays Bank, Waitrose and B&M Stores, as well as an abundance of independent retailers, bars, restaurants, hotels, pubs and leisure facilities. Footfall to the town centre is increased by Hitchin market which operates four days per week with over 150 stalls in attendance, just 200 metres from the store. The town has a number of public car parks including a large multi storey with 295 spaces. The town is well located for rail travel with Thameslink and Great Northern lines serving the station, which is 0.8 miles on foot from the High Street. The station offers regular direct services to London Kings Cross in 32 minutes, Gatwick Airport, Brighton and St Pancras International as well as northern centres including Cambridge and Peterborough. Access to the national motorway network is facilitated by the A602 which links to the A1 and the M25, approximately 18 miles to the south. The A505 provides easy access to Luton and Cambridge.

2023 Rateable Value £34461.00

Estimated Rates Payable £16541 per annum

Service Charge p.a. There will be service charge provision relating to the upkeep of the site, communal areas, landscaping, drainage, road maintenance, utilities, public liability insurance etc. Details to be confirmed

Premium n/a

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Terms	New lease(s) available on terms to be agreed.,
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	North Herts Council
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	https://www.gilmartinley.co.uk/properties/33074 Energy Performance Certificates Floor Plan
Last Updated:	10 Jul 2026

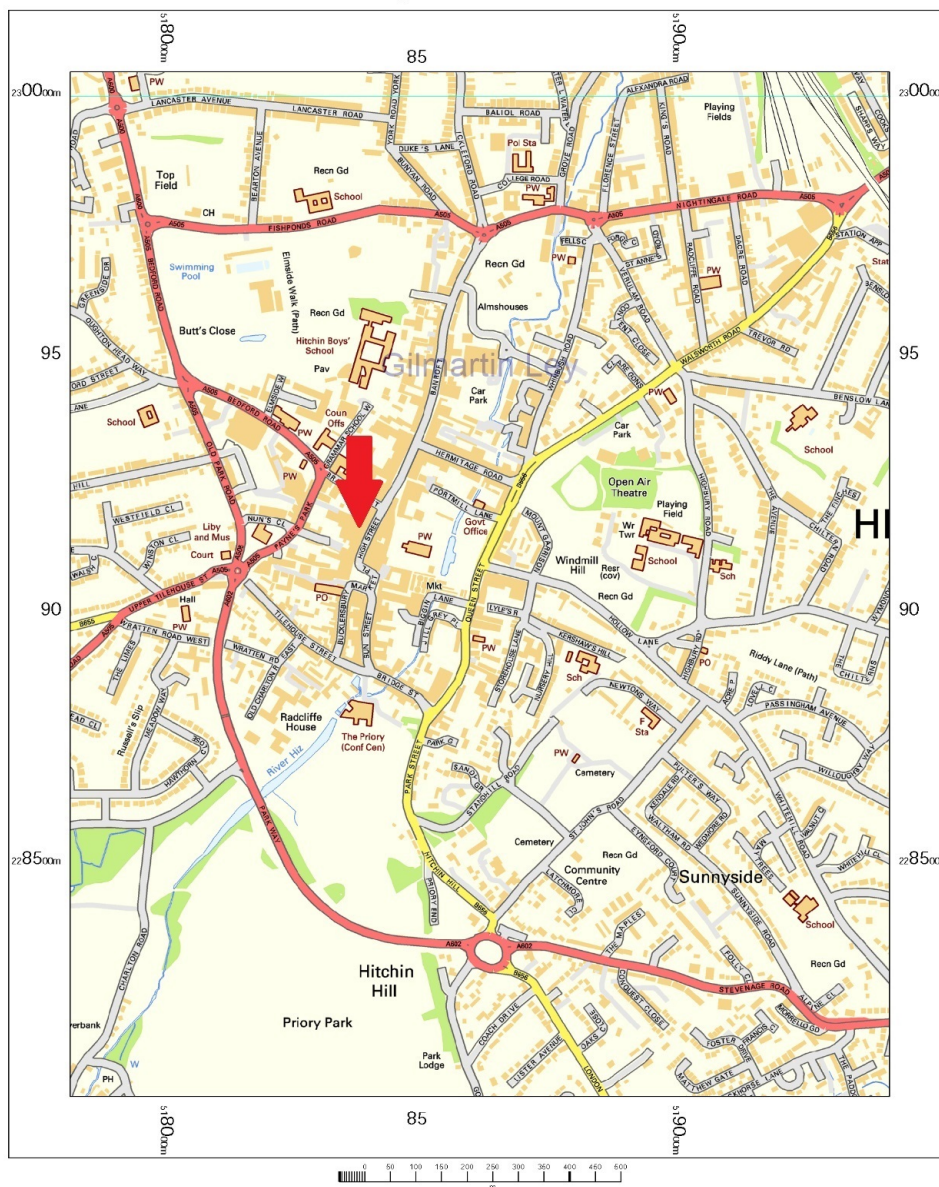
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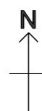
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OS Streetview
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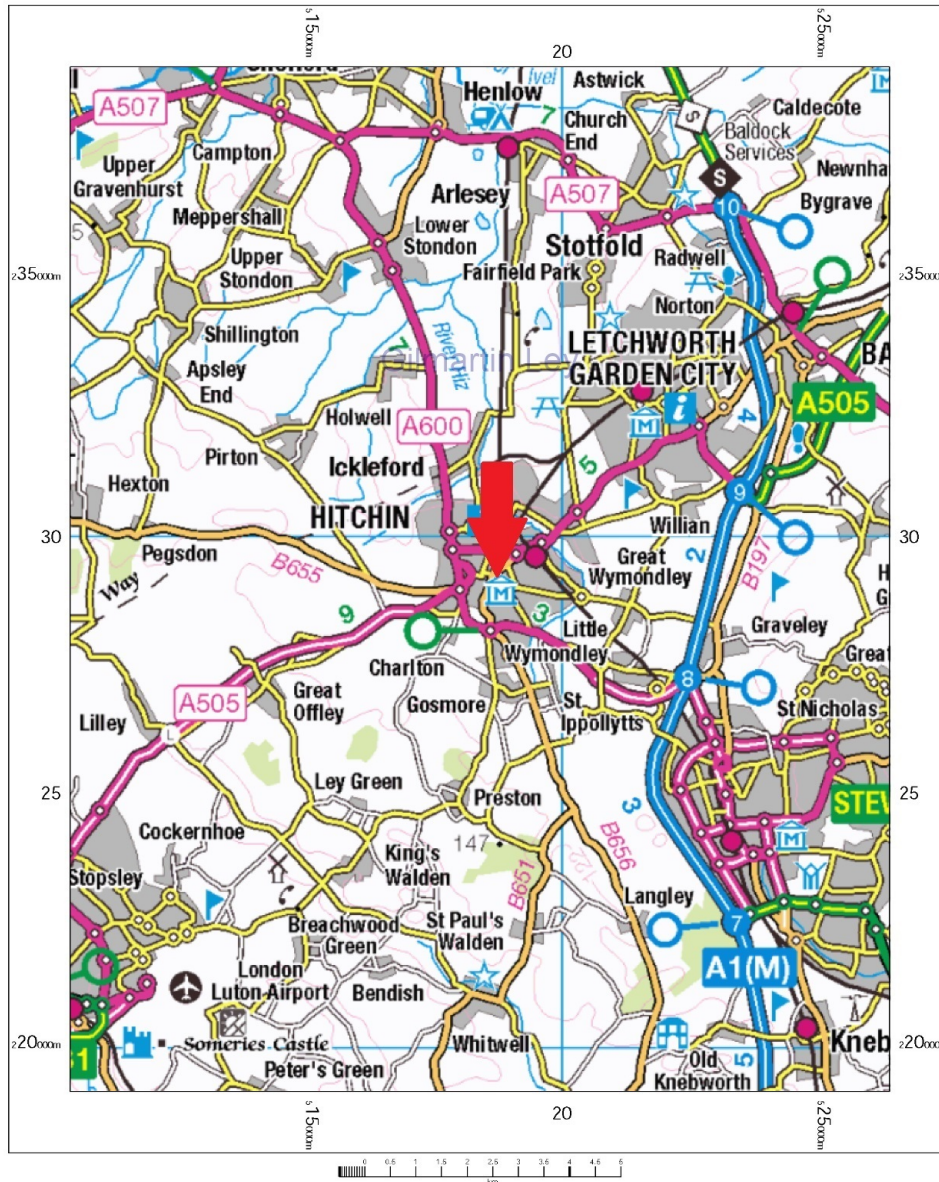


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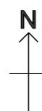
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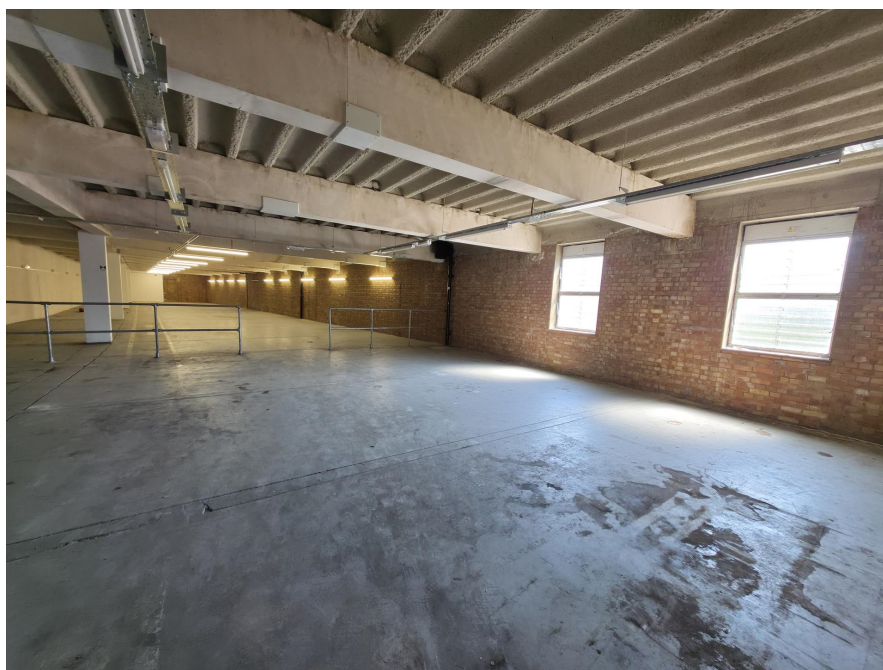
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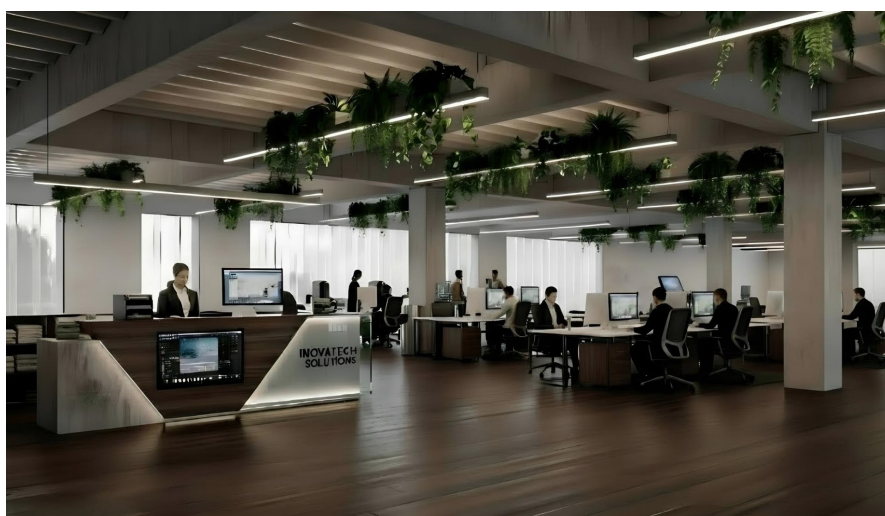
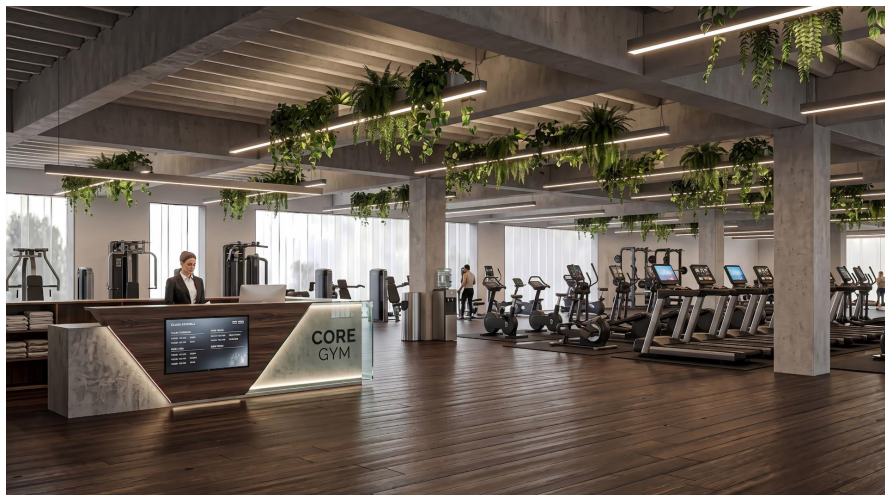




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