



GILMARTIN LEY

Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 31,171 sq.ft. in town centre location

**9-10 High Street
Hitchin,**

HERTFORDSHIRE, SG5 1BH



Area

Net Internal Area: 93 sq.m. (998 sq.ft.) to 2,896 sq.m. (31,170 sq.ft.)

Rent

Rent on application



Property Description

Formerly occupied by established retailers Poundland and M&Co, this imposing building offers extensive, flexible accommodation spanning the entire depth of the building across ground and first floors. The premises benefit from dual frontage, rear access for servicing and a proposed new separate High Street entrance to the first floor level.

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 the ground floor and much of the first floor.

The building provides impressive, versatile space suitable for a broad spectrum of uses falling under Use Class E and potentially other uses STPP (including retail, office, leisure, education, or medical/clinical sectors). The property is capable of being let as a whole or sub-divided into a variety of self-contained units across both levels. While the indicative floorplans, which are available to download, show unit sizes ranging from 315 sq.m (3,391 sq.ft) the ultimate configuration and use of the space is yet to be determined. As such, if you have space requirements from 93 sq.m (1,000 sq.ft) please call us to discuss.

The property is set to be further enhanced by the impending development of 24 new one and two bedroom residential units, many of which will have external terraces and private entrances.

Key considerations:

- > Affluent and highly desirable Hertfordshire town centre location
- > Retail and commercial space suitable for a variety of alternative uses STPP
- > Opportunity to locate your business within part of an exclusive new town centre development
- > Wide variety of flexible space configurations available to let from 1,000 to 31,171 sq.ft
- > Generous floor to ceiling heights:
 - > Ground: From 3.19m to the underside suspended ceiling to 4.63m to the underside ceiling of rear storage area
 - > First: 3.27m to the ceiling and 2.60m to the underside of the support beam
- > Excellent public transport links and local car parking provision:
 - > 488 public car parking spaces within 0.25km
 - > Hitchin Rail Station: 1.1km
 - > London Kings Cross: 32 mins journey time (Thameslink)

<https://www.gilmartinley.co.uk/properties/to-rent/shops/hertfordshire/hertfordshire/sg5/33232>

Our ref: 33232

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 31,171 sq.ft. in town centre location

Accommodation

Net Internal Area: 93 sq.m. (998 sq.ft.) to 2,896 sq.m. (31,170 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Existing Ground & part First - 9 High Street	835	8,987	Predominantly ground floor retail space with rear high level storage area (4.63m to the underside of the first floor and 4.09m to the underside of the support beam) and additional first floor cellular office/storage rooms.
Existing First Floor - 9 High Street	681	7,330	First floor accommodation currently comprising predominantly storage space with some cellular office accommodation and WCs.
Existing Ground Floor - 10 High Street	709	7,631	Ground floor retail space.
Existing First Floor - 10 High Street	903	9,719	First floor accommodation currently comprising storage space, cellular office accommodation and a variety of filing rooms, staff rooms and WCs.
UNDER OFFER Ground front - 10 High Street	396	4,262	This forms part of the ground floor front unit at 10 High Street (ref. C9 on the floorplans available to download).
Potential availability and configurations	2,895.85	31,170	Spaces available from 1,000sq.ft to 30,000sq.ft+. Consideration will be given to the letting of ground and first floors, in part or as a whole, or the entire property. Please note, only space requirements of a minimum 4,000 sq.ft. will be considered in respect of ground floor front retailing space.

Property Location

Prominently situated in the heart of Hitchin Town Centre, the property occupies a bustling position on the west side of the High Street, with rear access for servicing via Paynes Park. The property is set to be further enhanced by the impending development of 24 new one and two bedroom residential units, many of which will have external terraces and private entrances.

Hitchin is an historic, attractive and highly desirable growing market town situated in north Hertfordshire. This popular commuter town is conveniently located approximately 30 miles north of central London.

Hitchin frequently features in the national press and lifestyle publications as an exceptional commuter town and one of best places to live in Hertfordshire, given its connectivity to London, abundant amenities and historic charm. In 2024 Hitchin was ranked 20th nationally and third in the East of England's "Happiest Places to Live" in the UK in Rightmove's annual "Happy at Home Index", Hitchin has also received five Gold awards since 2009 in the Royal Horticultural Society's 'Britain in Bloom' awards.

Occupiers in the vicinity include M&S Foodhall, Boots, Caffè Nero, Barclays Bank, Waitrose and B&M, as well as an abundance of national and independent retailers, bars, restaurants, hotels, pubs and leisure facilities. Hitchin Market with over 150 stalls and operating four days per week is within 200m and the highly regarded Hitchin Boys School is within 100m. There are a number of public car parks in close proximity - notably St Mary's Square Car Park (127 spaces), Portmill Lane West car park (66 spaces) and Lairage multi-storey car park (295 spaces).

Transport communications are excellent. Access to the national motorway network is easy. The A602 which links to the A1, provides easy access to the M25 circa 18 miles to the south. The A505 provides easy access to Luton 8 miles to

<https://www.gilmartinley.co.uk/properties/to-rent/shops/hertfordshire/hertfordshire/sg5/33232>

Our ref: 33232

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 31,171 sq.ft. in town centre location

the south west and Cambridge 25 miles to the north east. Rail connections are excellent with Thameslink and Great Northern lines serving the town. Southbound, the station offers regular direct services to Kings Cross, St. Pancras International, Farringdon, London Bridge, Gatwick Airport and Brighton. Northbound connections include services to Cambridge and Peterborough.

2023 Rateable Value £259000.00

Estimated Rates Payable £127687 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

Terms New lease/leases on the whole or parts of the property are available on terms to be agreed.

The property is elected for VAT

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/33232>
Proposed residential floorplans
Proposed commercial floorplans
Energy Performance Certificates
Existing floorplans
Offer Requirements Document

Last Updated: 16 Dec 2025

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

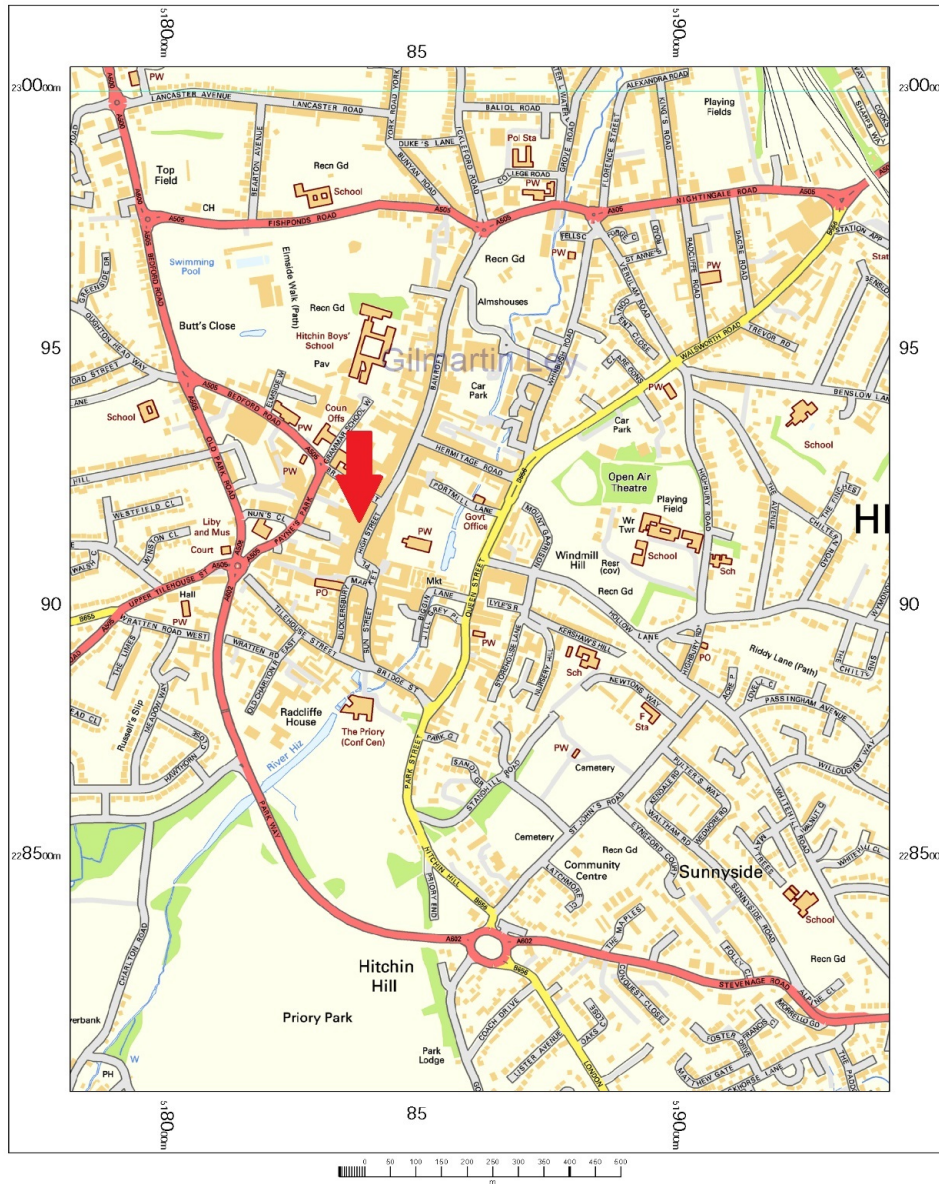


GILMARTIN LEY

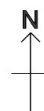
Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 31,171 sq.ft. in town centre location

9-10 High St, Hitchin SG5 1BH



OS Streetview
Tuesday, November 11, 2025, ID: CM-01249990
www.centremapslive.co.uk
1:10000 scale print at A4, Centre: 518623 E, 229047 N
Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/to-rent/shops/hertfordshire/hertfordshire/sg5/33232>

Our ref: 33232

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

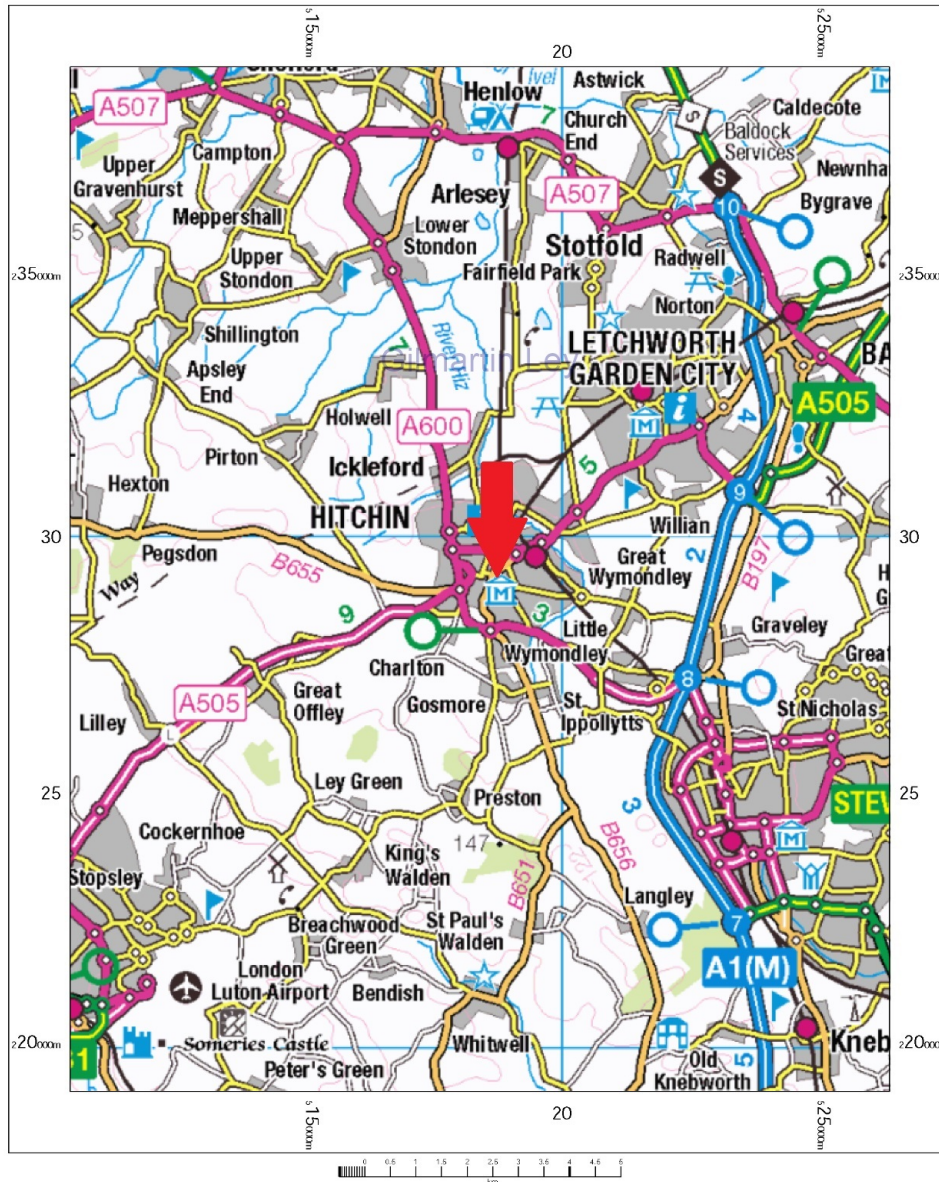


GILMARTIN LEY

Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 31,171 sq.ft. in town centre location

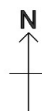
9-10 High St, Hitchin SG5 1BH



OS 250k scale raster
Tuesday, November 11, 2025, ID: CM-01249995
www.centremapslive.co.uk

1:100000 scale print at A4, Centre: 518401 E, 229160 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/to-rent/shops/hertfordshire/hertfordshire/sg5/33232>

Our ref: 33232

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 31,171 sq.ft. in town centre location



Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 31,171 sq.ft. in town centre location





GILMARTIN LEY

Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 31,171 sq.ft. in town centre location





GILMARTIN LEY

Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 31,171 sq.ft. in town centre location





GILMARTIN LEY

Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 31,171 sq.ft. in town centre location

