



TOWN CENTRE FLEXIBLE RETAIL AND COMMERCIAL SPACE TO LET

Ground and First Floors, 9-10 High Street, Hitchin, Hertfordshire SG5 1BH

SUMMARY

- Prime High Street setting in an affluent commuter town
- Net internal area totalling **31,152 sq ft (2,894 sq m)**
- Available space:
Ground floor net internal area **11,668 sq ft (1,084 sq m)**
First floor net internal area totalling **15,576 sq ft (1,447 sq m)**
- Class E space suitable for a variety of uses
- Generous ceiling heights
- On site car parking provision for approximately 40 cars
- 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)
- Potential for other uses STPP (office, leisure, education, medical/clinical)
- Rent on application



LOCATION

Hitchin is a 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.

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 200m from the store, 4 days per week, with over 150 stalls.



Hitchin 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.

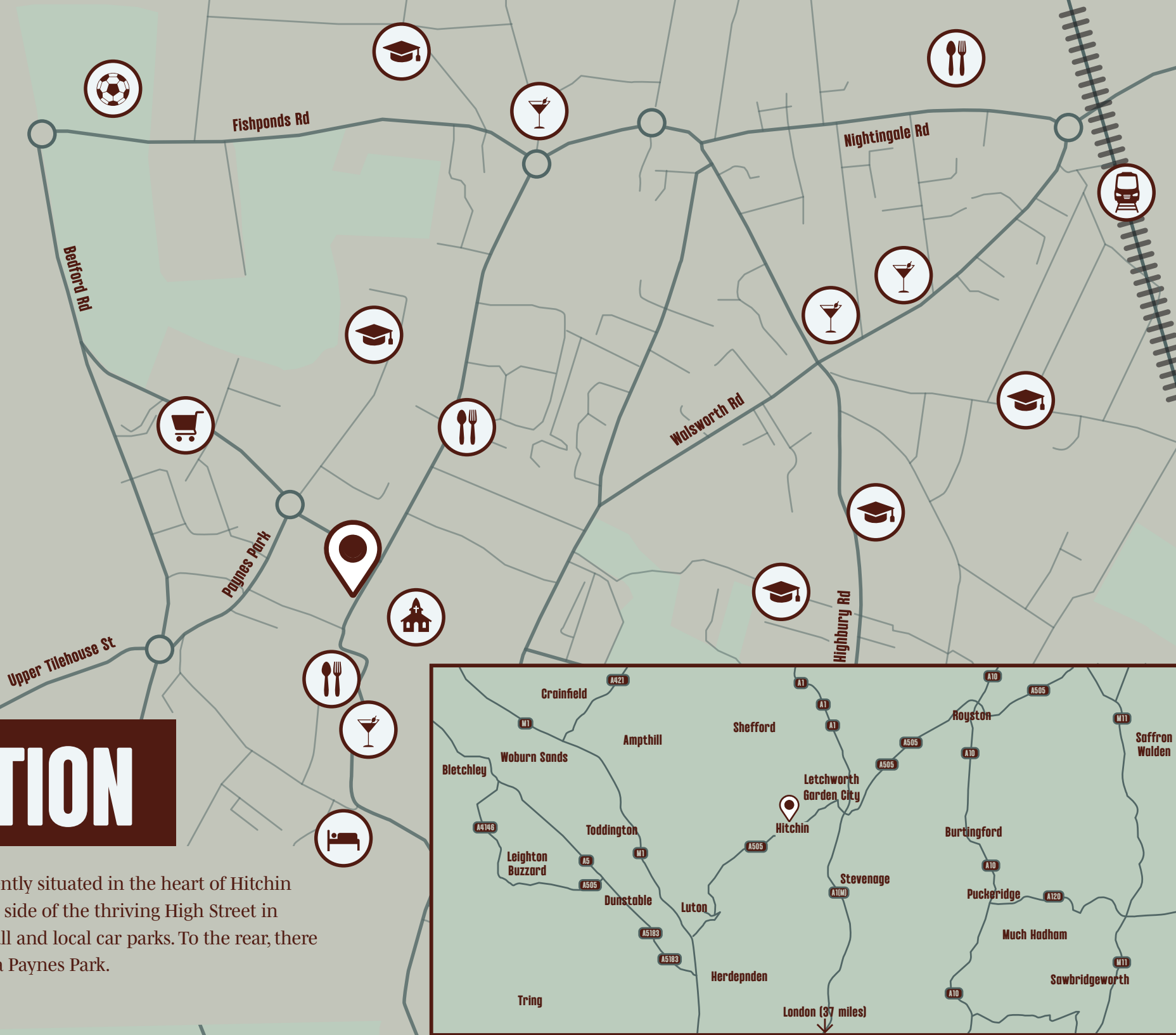
There is a diverse range of brand names and independent stores and services in the immediate vicinity including national banks, optometrists, cafes, fast food outlets, bars and historic pubs. The street scene is vibrant. The road immediately outside is partly pedestrianised, with access to permit holders 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.



-  Bar
-  Church
-  Football Stadium
-  Grocery store
-  Hotel
-  9-10 High Street
-  Restaurant
-  Train station
-  School

SITUATION

The property is prominently situated in the heart of Hitchin town centre, on the west side of the thriving High Street in prime position for footfall and local car parks. To the rear, there is access for servicing via Paynes Park.



DESCRIPTION

This imposing building offers extensive, flexible accommodation spanning the entire depth of the building across ground and first floors.

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).

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 across both levels.



DESCRIPTION



For lettings of the whole of the remainder of the property it may be possible to demise circa 40 roof top car parking spaces and parts of the rear yard/parking area, accessed from Paynes Park.

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.

Where lettings of the available ground floor space and first floor spaces are to more than one tenant, a new separate High Street entrance to the first floor level is proposed.

The ultimate configuration and use of the space is yet to be determined. As such, if you have space requirements from 557 sq.m (6,000 sq.ft) please call us to discuss.



FLOOR PLANS & GENERAL INFORMATION

Service Charge p.a. TBC

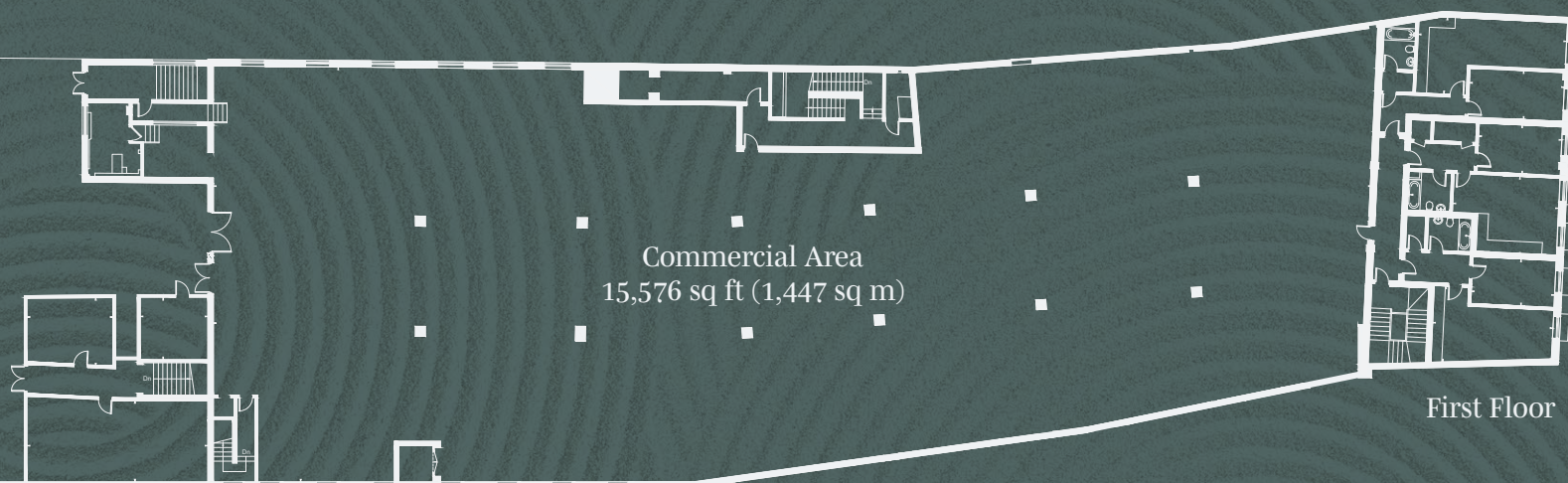
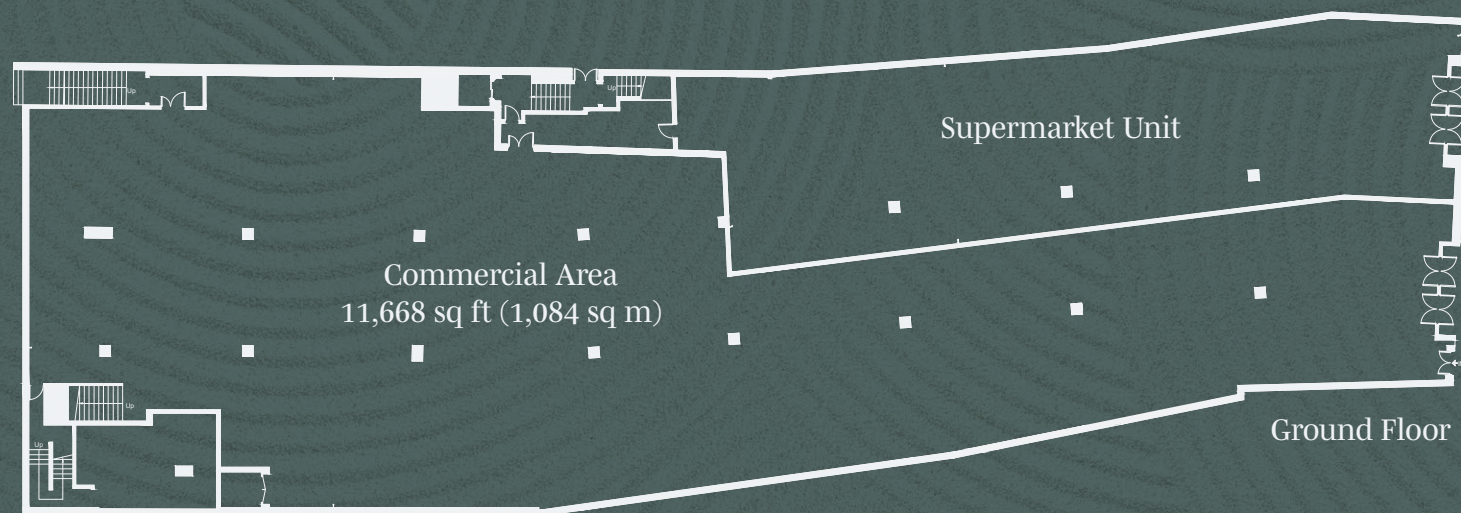
Premium n/a

Terms New lease 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



Not to scale. For illustrative purposes only. Subject to change.

VIEWINGS & FURTHER INFORMATION

For further information please scan the QR code or contact:

Chris Gilmartin

0208 920 9945

07714 296 350

OR

Paul Duke

0203 327 6531

07495 694 706

Viewings are by prior appointment with
Gilmartin Ley

Telephone: **020 8882 0111**

Email: comms@gilmartinley.co.uk



Whilst all the information in this document is believed to be correct at the time of publishing, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. Please note, some images and visualisations are CGIs and have been created/enhanced using AI. Content is for indicative reference purposes only. All areas quoted are approximate and provided for indicative reference purposes only. Produced in July 2026 for Gilmartin Ley by fourwalls-group.com.

