



Flexible Retail and Commercial Space To Let - Hitchin SG5

Up to 28,000 sq.ft. in town centre location

GILMARTIN LEY

9-10 High Street
Hitchin,

HERTFORDSHIRE, SG5 1BH



Area

Net Internal Area: 557 sq.m. (5,995 sq.ft.) to 2,604 sq.m. (28,029 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. A new separate High Street entrance to the first floor level is proposed.

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, sub-divided into a variety of self-contained units across both levels. 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.

The property is set to be further enhanced by the impending development of a number of new 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
- > Agreement for Lease with Tesco signed - Ground Floor Front 10 High Street
- > Wide variety of flexible space configurations available to let from 6,000 to 28,000 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)





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Accommodation

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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.
Ground floor front - 10 High Street	363.06	3,907	UNDER OFFER TO TESCO - This forms part of the ground floor front unit at 10 High Street.
Potential availability and configurations	2,604	28,029	Spaces available from 6,000 sq.ft to 11,356 sq.ft on ground floor and from 6,781 sq.ft to 16,677 sq.ft at first floor level.

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 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

<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



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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 substantial 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>
Energy Performance Certificates
Existing floor plans
Offer Requirements Document

Last Updated: 11 May 2026

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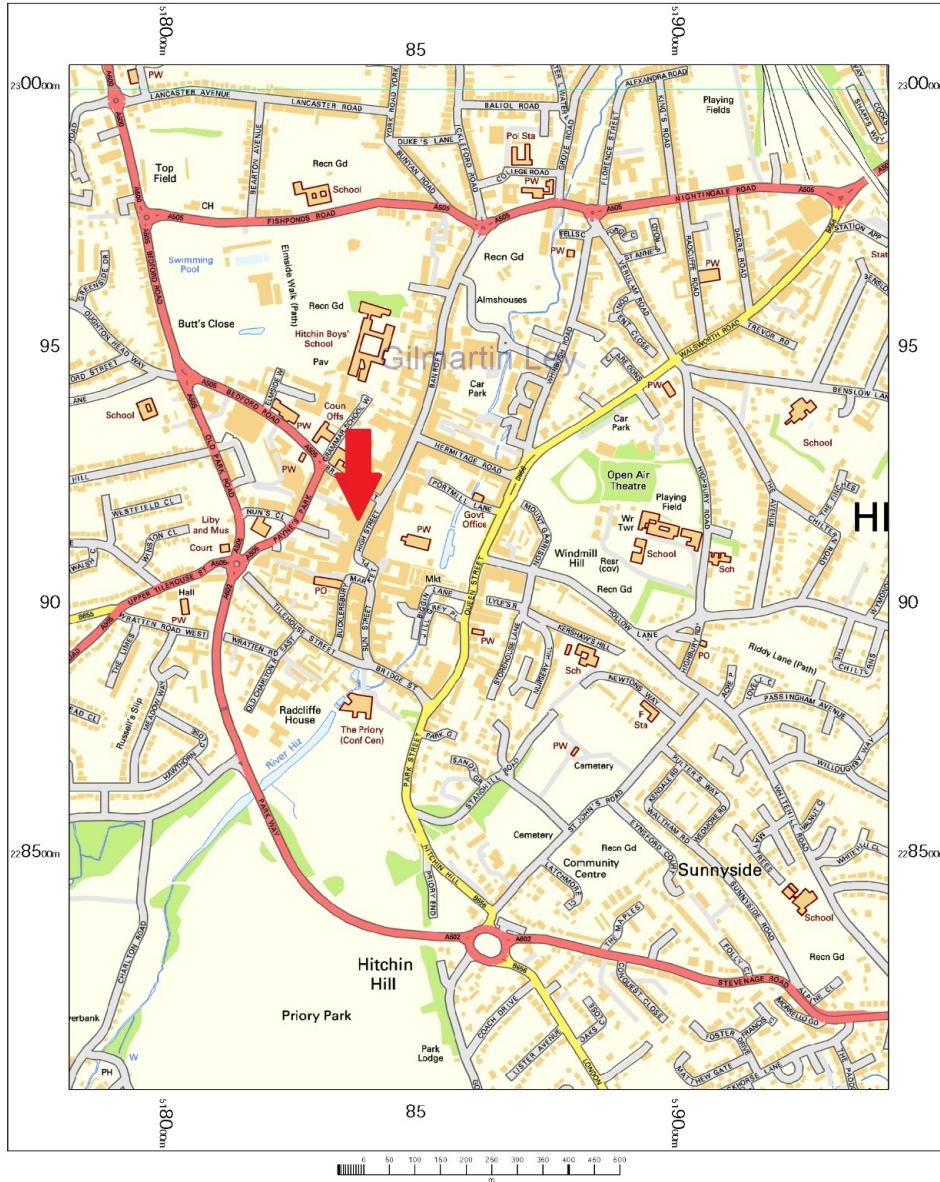


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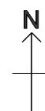
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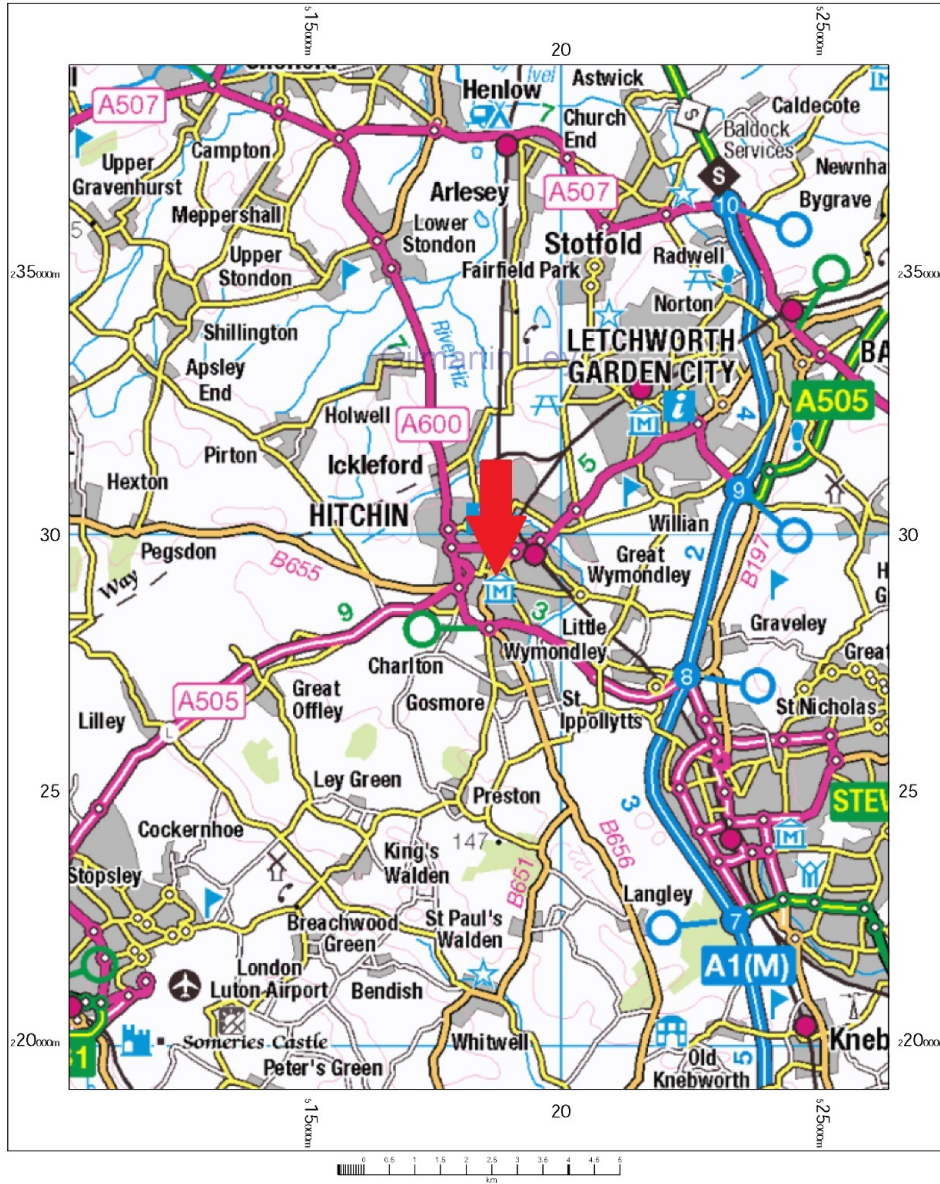


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