



GILMARTIN LEY

Ground Floor Class E Unit To Let - Hitchin SG5

Now under offer to national supermarket operator

**10 High Street - Ground Floor
Front,
Hitchin,
HERTFORDSHIRE, SG5 1BH**



Area

Net Internal Area: 363 sq.m. (3,907 sq.ft.)

Rent

Rent on application



Property Description

Formerly occupied by established retailers M&Co the property benefits from solid concrete floors with suspended ceilings fitted across the ground 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).

Key considerations:

- > Under offer - Agreement for lease with national supermarket operator signed
- > Affluent and highly desirable Hertfordshire town centre location
- > Class E retail space suitable for a variety of alternative uses STPP
- > Generous floor to ceiling heights
- > 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
Ground floor front - 10 High Street	363.06	3,907	Ground floor retail 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.

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 International, Farringdon, London Bridge, Gatwick Airport and Brighton. Northbound connections include services to Cambridge and Peterborough.

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

Further information at: <https://www.gilmartinley.co.uk/properties/33688>
Floor Plan

Last Updated: 15 Jun 2026

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

<https://www.gilmartinley.co.uk/properties/to-rent/shops/hertfordshire/hertfordshire/sg5/33688>

Our ref: 33688

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