

TO LET

719 Sq Ft (66.8 Sq M)

- › Town Centre Retail Unit
- › Double Fronted
- › Rear Access
- › The property is opposite B & M and Pure Gym.
- › Store room and Office to rear.



5b Brand Street

Hitchin, SG5 1HX

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eddisons.com





Location

- Situated in a prominent position within Hitchin town centre.
- Nearby occupiers include B and M, Granello Lounge, Santander and Pure Gym.
- Hitchin is a popular market town located just to the west of the A1(M) and within walking distance to the station with a good railway links to London.

/// what3words

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Google Maps

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Description

- A new lease is available for a double fronted town centre retail shop with an E Class Use.
- The property consists of an open plan retail area with the addition of a back office, store room, WC and Kitchen. The property is opposite B & M and Pure Gym.
- The property benefits from electric heating and a courtyard to the rear.
- The property is opposite B & M, Granello Lounge, Santandar and Pure Gym.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £34,500 . VAT is payable.

Accommodation

Ground Floor Retail	66.8 SQ M	719 SQ FT
Total	66.8 SQ M	719 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 67

Business Rates: The rateable value is £25,000 from 1st April 2026. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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