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.

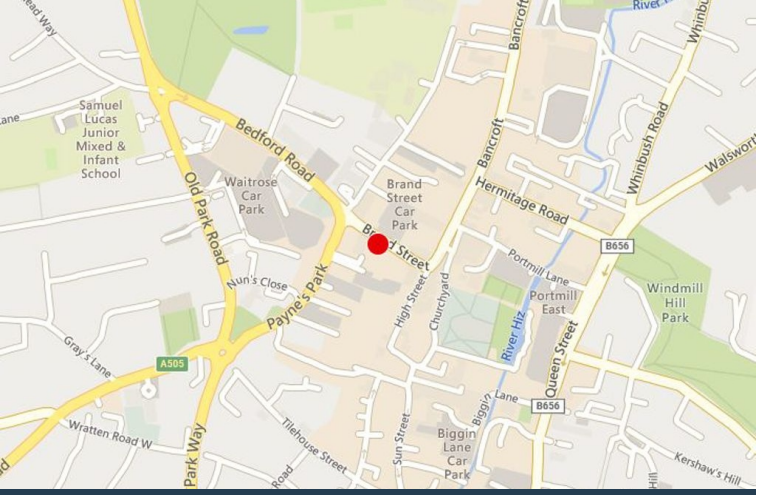
5b Brand Street

Hitchin, SG5 1HX

Contact: Hannah Niven

eddisons.com

BTG Eddisons







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
///sample.shared.heats

Google Maps
Click here

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:

HANNAH NIVEN
07425 244 396 hannah.niven@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.