



**PRIME GROUND FLOOR RETAIL UNIT
998 SQ FT**

Price: £325,000 + VAT

37 Town Centre
Hatfield
Hertfordshire
AL10 0JT

- Sold with Vacant Possession
- Dedicated Parking plus rear Garages to Rear
- Established Retail Location
- Other nearby occupiers include: Asda, Boots, Poundland and Iceland
- Residential accommodation above not included

37 TOWN CENTRE, HATFIELD, HERTFORDSHIRE, AL10 0JT

LOCATION

Hatfield is strategically located between Junctions 2 and 4 of the A1(M), with the M25 situated approximately 5 miles to the south at Junction 23 (South Mimms). The A414 dual carriageway provides an important east-west link, connecting the M1 at Hemel Hempstead with the M11 at Harlow.

Hatfield railway station offers a fast, electrified service to London King's Cross (approximately 22 minutes) and Moorgate, with Underground connections available at Finsbury Park.

Free short-stay parking (up to 3 hours) is available at The Common Multi-Storey Car Park, located a short distance from the property. All-day parking is also available on a paid basis.

ACCOMMODATION

The property comprises a traditional high street retail unit benefitting from dedicated secure parking to the rear, together with two garages.

The ground floor retail accommodation fronts directly onto the pedestrianised high street and is situated within a well-established retail location. It comprises an open-plan front retail area, with a rear section providing storage accommodation, WCs and a kitchen. The unit is currently occupied by a charity shop, which will be vacating prior to completion of the sale.

To the rear of the property is a small gated compound providing parking for approximately 3-4 vehicles. The title also includes two garages: one located within and accessed from the secure yard, and a second accessed from the public highway to the rear of the property. Both are currently used for storage but could readily be converted back to their original garage use.

The residential accommodation above is separately owned and is not included within the sale.



For further information please contact Davies & Co on 01707 274237

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FLOOR AREAS (approx. NIA)

	Sq Ft
Retail Unit	998
TOTAL	998
Car Parking Spaces	4

TERMS

For sale freehold with vacant possession.

Price £325,000 plus VAT

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £25,000.

Rates payable 43.2% for the y/e 31/03/2027.

EPC

C - 71

Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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