

70 Town Centre | Hatfield | AL10 0JW

Shop | To Let

Location

Hatfield is a University Town situated some 20 miles north of London. The town benefits from excellent road communications with junctions 3 and 4 of the A1(M) located nearby which provides access to the M25 (junction 23) approximately 7 miles to the south. Hatfield Railway Station offers excellent train services into London with a fastest journey time of approximately 25 minutes to London King's Cross.

Other nearby occupiers include Simmons Bakers, Specsavers Opticians and Iceland amongst many other independent retailers and eateries.

Description

The property comprises a retail unit arranged over ground floor only, together with a small kitchen and toilet at the rear.

Accommodation

The property has the following approximate dimensions and floor area:-

Internal width		5.80 m		19 ft 1 in
Built depth		11.29 m		37 ft
Ground floor area		63.64 Sq.m		685 Sq.ft

Terms

A new lease for a term to be agreed subject to 5 yearly upwards only rent reviews.

Rent

£25,000 per annum exclusive.

EPC

Further details available upon request. C 72.

Rates

The Rateable Value from April 2024 is £16,750.

For rates payable please refer to the Local Charging Authority, Welwyn Hatfield Borough Council - 01707 357000.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Ollie Elderfield
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- New lease available
- Available subject to vacant possession & Boots Opticians not renewing their lease
- Staff unaware

Ivan Everitt
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VIEWINGS - Strictly by appointment as staff unaware

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyer/Funder/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

Experian Goad Plan Created: 04/12/2023
Created By: Brasier Freeth



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