FOR SALE

RETAIL/MIXED USE/RESIDENTIAL

GRAHAM SIBBALD

29 Salisbury Square, Hatfield, Hertfordshire, AL9 5JD

- Rare opportunity to purchase freehold takeaway unit in Old Hatfield
- Two residential units above
- Mid terrace, three floor unit with yard to rear
- Ground floor A5 takeaway Unit, with large open plan sales area

LOCATION

Salisbury Square sits in the middle of Old Hatfield, close by Hatfield railway station and just a short walk from Hatfield House and its parklands. Surrounded by independent shops the square blends heritage charm with excellent transport links via rail and the nearby A1(M).

Currently part of a major regeneration project, Salisbury Square is set to become a hub for Old Hatfield, with new retail spaces, offices, hospitality venues, and modern apartments planned for completion in spring 2026.

DESCRIPTION

The property comprises a three-storey mid-terraced building of traditional brick construction, being part of the Salisbury Square development housing a range of operators.

The ground floor is configured as a takeaway unit (previously trading as a pizza shop), featuring an open-plan customer area at the front and a preparation area to the rear. To the rear, there is a shared yard providing bin storage and rear access to the property, as well as the outside toilet and small storage area.

To the upper floors there are two, one bedroom flats. The first-floor flat is vacant and has an ERV of £1,000pcm. The second-floor flat is currently let at £1,000pcm with an estimated rental value of £1,100pcm.

ACCOMMODATION

Ground Floor Retail Unit	650 Sq Ft	60.38 Sq M
Total	650 Sq Ft	60.38 Sq M

RATEABLE VALUE

We understand that the current rateable value is £7,000. As such this property should qualify for small business rate relief.

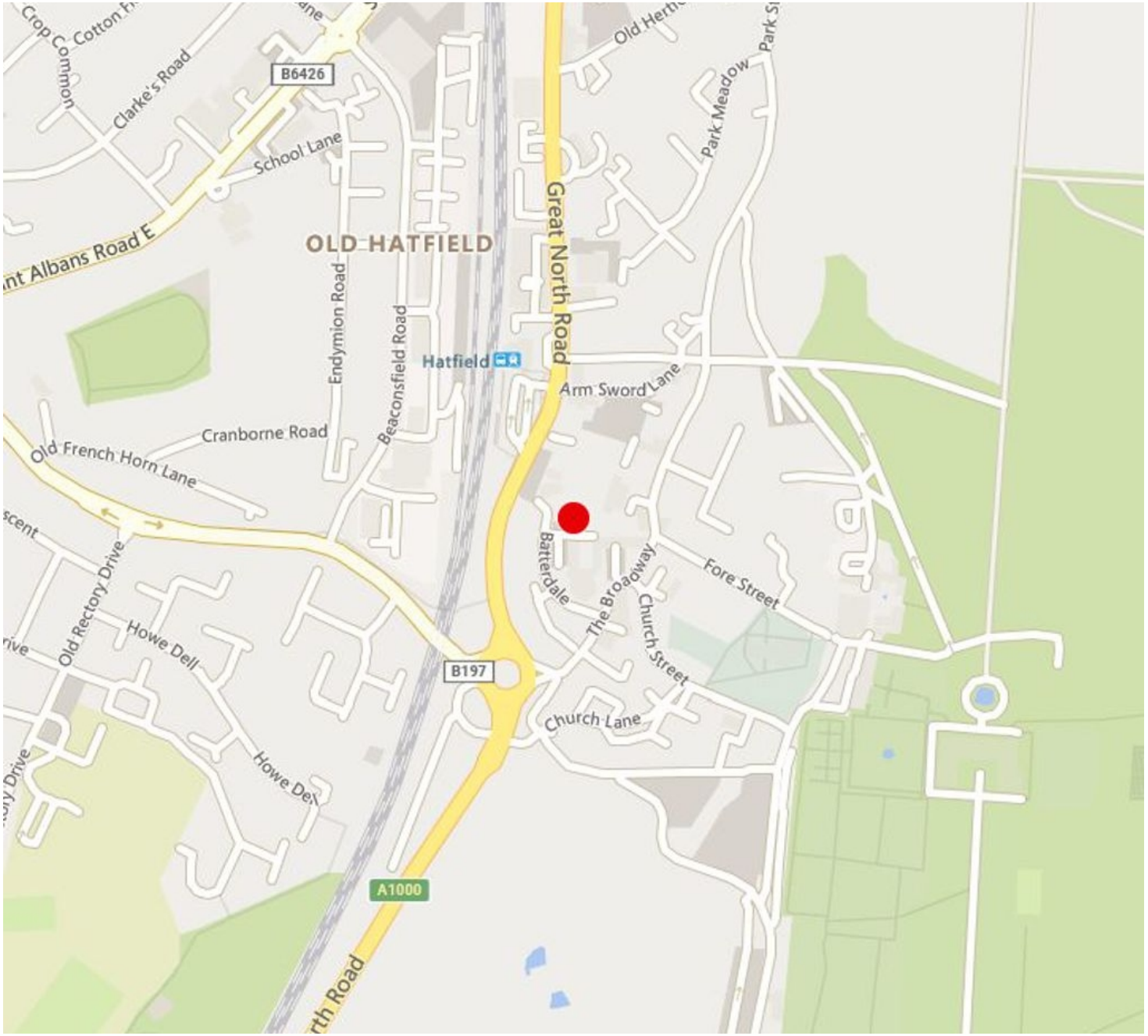
VAT
We are advised that the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE
C-68

QUOTING PRICE
£595,000 Offers Over

TENURE
Available Freehold

LEGAL COSTS
Each party is to be responsible for their own legal costs.



To arrange a viewing please contact:

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