RETAIL AND RESTAURANT UNITS AVAILABLE

SALISBURY SQUARE HATFIELD AL9 5NB

bf
brasier freeth



SALISBURY SQUARE HATFIELD

AL9 5NB

KEY DETAILS

- Landmark mixed - use development in the heart of Old Hatfield
- Three high-quality retail and restaurant opportunities
- Adjacent to new residential and commercial accommodation
- 2-minute walk from Hatfield Railway Station
- Available on new leases
- 26-minute journey to London King's Cross

DESCRIPTION

Salisbury Square is a carefully considered mixed-use development designed to complement the historic character of Old Hatfield while delivering high-quality contemporary commercial accommodation.

The scheme incorporates retail and restaurant space at ground floor level alongside modern commercial offices and residential apartments, creating an active destination that encourages footfall and supports a growing local community.

The available commercial units provide excellent frontage onto the public realm and are suitable for a range of retail, café and restaurants.



SALISBURY SQUARE HATFIELD

AL9 5NB

LOCATION

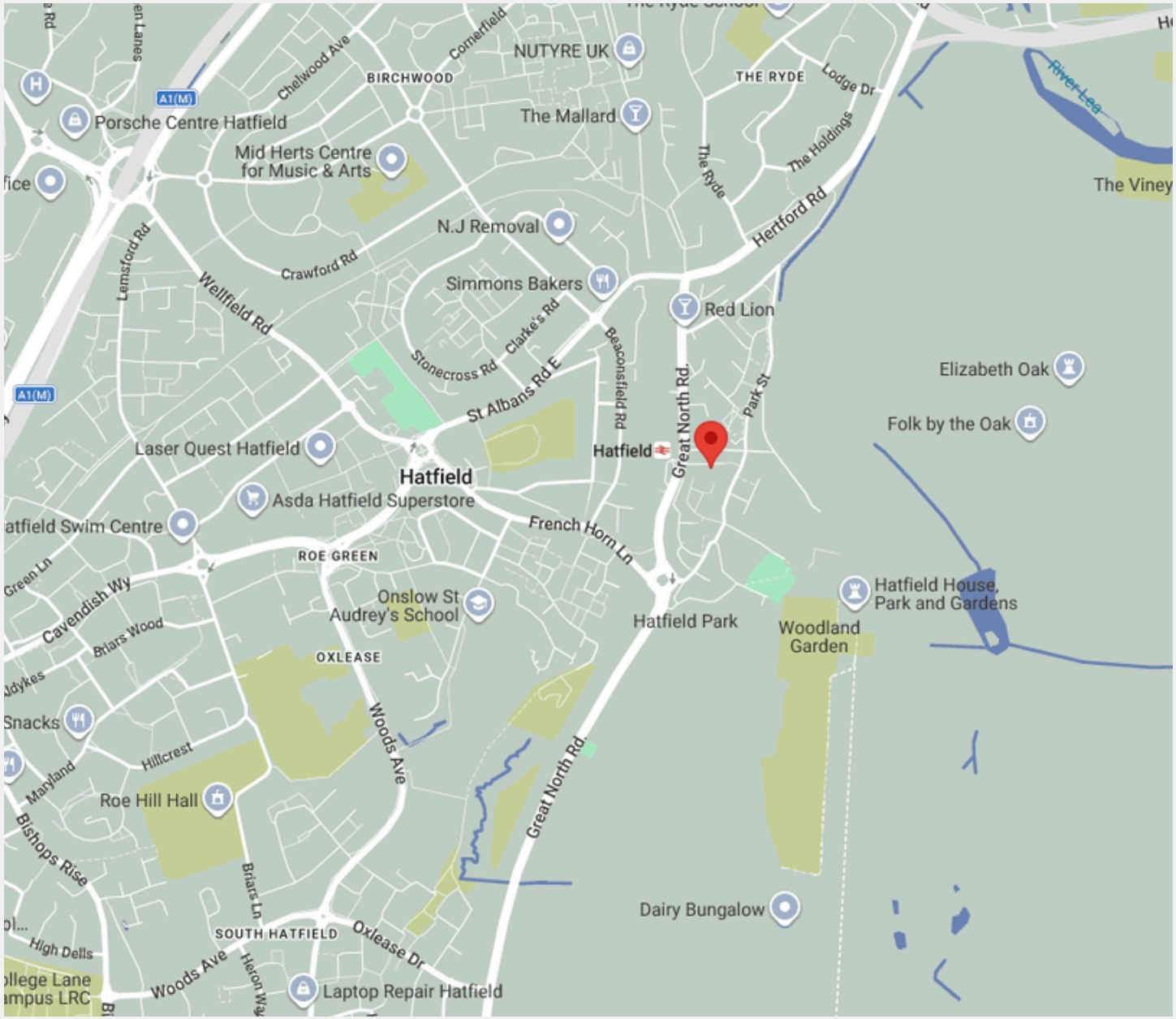
Salisbury Square forms the commercial heart of one of Old Hatfield's most significant mixed-use developments, creating an attractive destination that combines retail, hospitality, commercial workspace and new homes within an established historic setting.

Positioned less than two minutes' walk from Hatfield Railway Station, the development benefits from exceptional connectivity to Central London, the A1(M) and the wider motorway network. Hatfield is recognised as one of Hertfordshire's principal commercial centres, supported by the University of Hertfordshire, Hatfield Business Park and a wide range of national and international employers.

The surrounding Old Hatfield area has established itself as a thriving independent destination, with an attractive mix of cafés, restaurants, specialist retailers and professional services, creating a vibrant environment throughout the day and evening.

TRANSPORT

- Hatfield Railway Station – 2 minutes walk
- London King's Cross – approximately 26 minutes
- M25 – approximately 15 minutes
- London Luton Airport – approximately 26 minutes by road



SALISBURY SQUARE HATFIELD

AL9 5NB



SPECIFICATIONS

- Shell & core specification
- Glazed shopfronts
- Prominent frontage
- High quality public realm
- Two retail units
- Dedicated F&B unit overlooking the landscaped square
- Immediate occupation available

ACCOMMODATION

The premises comprise the following floor areas:

Floor	*Sq.m*	*Sq.ft*
Retail 1	70.00	753
Retail 2	54.80	590
Restaurant F&B	127.30	1,370

SALISBURY SQUARE HATFIELD

AL9 5NB

TERMS

The premises are available on a new lease on terms to be agreed.

RENT

Rent upon application.

EPC

Further details available upon request.

Retail 1	A 15
Retail 2	A 18
Restaurant F&B	*A 21*

BUSINESS RATES

We understand the premises are currently awaiting assessment by the Local Authority for rating purposes.

LEGAL COSTS

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



Ollie Elderfield

07548 098881

ollie.elderfield@brasierfreeth.com

Neil Saunders

07980 756655

neil.saunders@brasierfreeth.com

brasierfreeth.com

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 or the Buyers/Funders/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.