

# UNIT 4 YORK HOUSE SALISBURY SQUARE HATFIELD

AL9 5AD

**bf.**

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*Shop Unit - To Let*

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## LOCATION

The property is conveniently located in the attractive Hatfield Old Town in Salisbury Square, 200m from Hatfield Railway Station from where there are fast and frequent (25 minutes) services to Kings Cross St Pancras.

Salisbury square, the vibrant heart of Old Hatfield, has undergone a transformative regeneration programme which is due to complete in Spring 2026. The project includes the addition of adaptable commercial, retail and hospitality spaces along with stylish apartments. For more information, please visit the following: [Old Hatfield – Where Heritage and Modern Living Meet](#).

Hatfield is well located being between junctions 2 and 4 of the A1(M). The M25 is just 5 miles to the south at Junction 23. The A414 dual carriageway provides a fast east to west link between the M1 at Hemel Hempstead and the M11 at Harlow.

London Luton Airport is within 20 miles of the property and Stansted Airport within 28 miles.

## DESCRIPTION

The property comprises a double fronted ground floor shop situated within Salisbury Square in Hatfield Old Town.

The property features a spacious, open plan configuration, with concrete floors, male and female toilet and shower facilities, a large glazed shop front and rear loading access.

Retail Opportunity  
**TO LET**



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## ACCOMMODATION

The premises provides the following approximate net internal floor area:-

Floor	Size Sq.m	Size Sq.ft
Ground floor	132.72	1,429

## TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

## RENT

£20,000 per annum exclusive, plus VAT (if applicable).

## EPC

Further details available upon request. B 28.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £15,500.

For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357026.

## LEGAL COSTS

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



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