

SHOP UNIT - TO LET

38 FORE STREET HATFIELD AL9 5AH

bf
brasier freeth



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AL9 5AH

LOCATION

The property is conveniently located in the attractive Hatfield Old Town close to Salisbury Square, 250m 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 ground floor shop situated on Fore Street, roughly 100 yards from Salisbury Square in Hatfield Old Town. There is a pub situated at the bottom of Fore Street and there are several local retailers situated on The Broadway including a hair salon, estate agents and locksmiths. The Broadway car park is located just a short walk from the property.

The property features a sales area to the front, along with two rooms to the rear and a WC.

The property is Grade II listed.

Retail Opportunity
TO LET



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ACCOMMODATION

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

Floor	Sq.m	Sq.ft
Ground Floor	59.44	640

TERMS

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

RENT

£10,000 per annum exclusive, plus VAT (if applicable).

EPC

Further details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £3,500.

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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