

3 THE BROADWAY HATFIELD

AL9 5BG

THE BROADWAY

HAIR SALON

CHOCOLATAIRE

Bradley James HAIR

01797 251 033

bf

brasierfreeth.com

Shop Unit - To Let

3 THE BROADWAY HATFIELD

AL9 5BG

Retail Opportunity

TO LET

LOCATION

The property is conveniently located in the attractive Hatfield Old Town close to 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 ground floor shop situated on The Broadway, just behind Salisbury Square in Hatfield Old Town. Nearby occupiers include a hair salon, estate agents and locksmiths. The Broadway car park is located just opposite the shop.

The property features a sales area to the front, along with a raised section to the rear, with a kitchen/store room and W/C. there is also rear loading access.



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ACCOMMODATION

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

Floor	Sq.m	Sq.ft
Ground Floor	26.53	286
Ground Floor (raised)	9.76	105
Total	36.29	391

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. D 92.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £4,000.

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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