



# **AITCHISON RAFFETY**



- 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 - may suit other users subject to planning.

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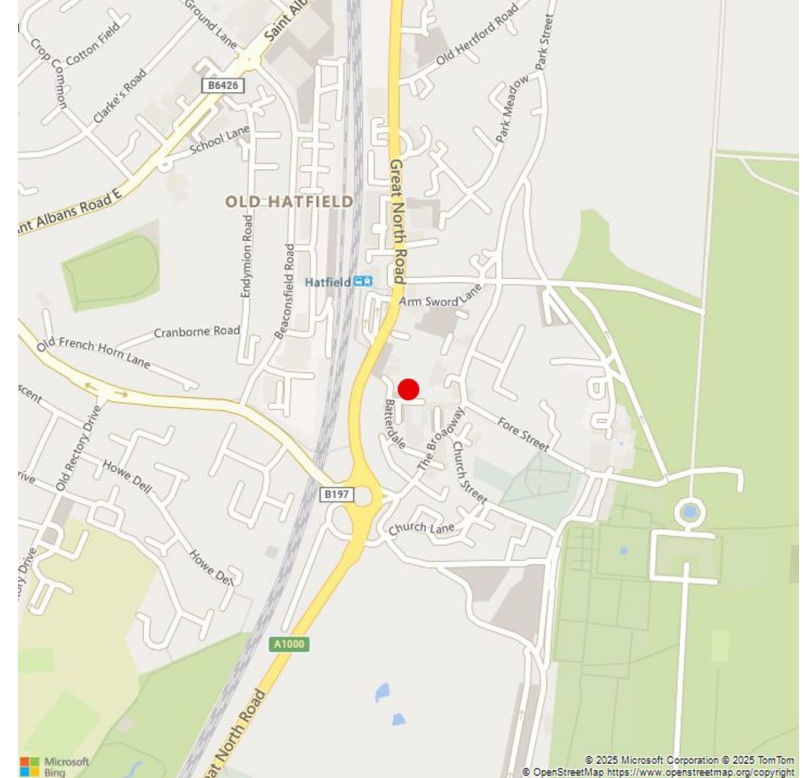
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**29 Salisbury Square, Hatfield, Hertfordshire, AL9 5JD**

**Takeaway and Residential Freehold Property**

## **For Sale**

# 29 Salisbury Square, Hatfield, Hertfordshire, AL9 5JD



## 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 yard for the retail unit providing bin storage and rear access to the property, as well as the outside toilet and small storage area. The ground floor could suit other users, subject to planning.

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

## 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.

### IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

## Price

Offers in excess of £595,000

## Floor Area

Ground Floor Retail Unit 650 sq ft 60.38 sq m

## Terms

Available Freehold

## Business Rates

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

## VAT

This property is not subject to VAT.

## Energy Performance Rating

C-68

## Legal Costs

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

## Viewings

By appointment only with sole agents Aitchison Raffety, Connor Harrington, 01727 843232, [connor.harrington@argroup.co.uk](mailto:connor.harrington@argroup.co.uk)



[www.argroup.co.uk](http://www.argroup.co.uk)

