

# 8 HARPSFIELD BROADWAY

Hatfield, Herts,  
AL10 9TF



**'REFUBISHED' SELF-CONTAINED  
RETAIL UNIT**

**488 sq ft (45.3 sq m)**

**TO LET**

**Brown & Lee**

Chartered Surveyors

**T: 01438 316655**

**W: [www.brownandlee.com](http://www.brownandlee.com)**



## Location

The property is located adjacent to the Galleria Shopping Centre midway between junctions 3 and 4 of the A1(M). The Park is within 6 miles of junction 23 of the M25 and 10 miles of junction 7 of the M1. Hatfield Station is approximately 1 mile away and offers regular mainline rail travel to London King's Cross with a journey time of 21 minutes. Luton Airport is 13 miles away and further access to airports is available at Heathrow (32 miles) and Stansted (28 miles). Access to Bishops Square is from the A1057 St Albans road west close to the Comet Way roundabout.

## Description

The property is a self-contained ground floor lockup retail unit with WC facilities and one car parking space.

## Accommodation

Retail	409 sq ft	37.9 sq m
Ancillary	79 sq ft	7.3 sq m

### Total

Total	488 sq ft	45.3 sq m
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## Rental

The property is available to on a full repairing and insuring lease for a term to be agreed at a rental of £18,000 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £9,700. The UBR for 2017/18 is 47.9p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available on request.

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.



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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS

