

Church Street,
Hatfield, AL9



6 WC's



3 Separate units



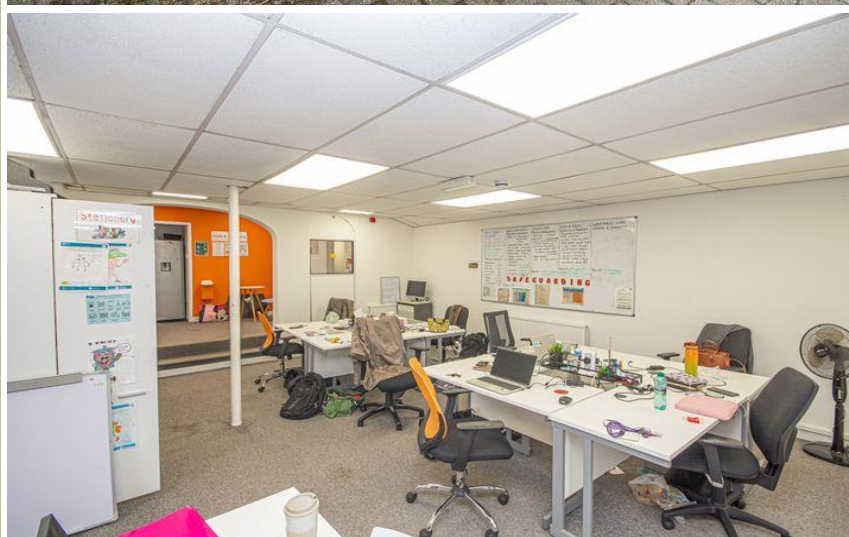
Off-street parking



No garden



EPC 42A – Band E 42C –
Band D, 42C – Band E



Guide Price
£499,950 Freehold
Plus VAT

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A unique opportunity to acquire a centrally located office investment or development, currently configured as three independent units, with a variety of potential uses.

Description

Units comprise:

A two storey office with private entrance, hallway with access to washrooms and stairs to first floor. Screen with doorway leading to main ground floor office space with dual aspect windows. First floor with kitchen and breakout area with fitted storage units with steps into first floor office area also dual aspect. Currently fully occupied and rented.

Ground floor offices with independent access separated in to various areas for work space storage and production. Toilets and kitchen area.

First floor office: Separate access, largely open plan with two toilets and good natural light.

NB. The property is currently opted for tax and therefore will attract VAT.

Location

Church Street is located in the historic Old Hatfield, which itself dates back in part to the 1500s. Old Hatfield offers restaurants and traditional public houses along with several independent retailers catering for everyday needs. Old Hatfield is also currently undergoing an exciting period of regeneration with the improvement and future proposed comprehensive revitalisation of the central Salisbury Square and surrounding areas of Old Hatfield.



Important Information

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