

55

UNIT 55, THE GALLERIA | HATFIELD

Location

The Galleria is located adjacent to the A1 and therefore easily accessible, as well as benefiting from various national transport links. The scheme is home to a number of national occupiers, including M&S, TK Maxx, Wagamama, Nando's, and PureGym.

Accommodation

The property is arranged over ground floor only providing the following approximate net internal floor area:

Ground Floor	1,683 sq ft	156.36 sq m
Total	1,683 sq ft	156.36 sq m

Term

Term to be agreed.

Rent

On application.

Service Charge

The Service Charge attributable for this unit is £16,350

Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value: £23,500
Rates Payable (24/25): £12,831

Interested parties are advised to verify figures with the local authority.



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RETAIL

EPC

The Energy Performance Asset Rating of the premises currently falls under Category C.

Legal

Each party is responsible for its own legal costs incurred in this transaction.

Viewing

For further information, please contact sole agents:

Mike Bumford

+44 7890 943 042

Mike.Bumford@knightfrank.com

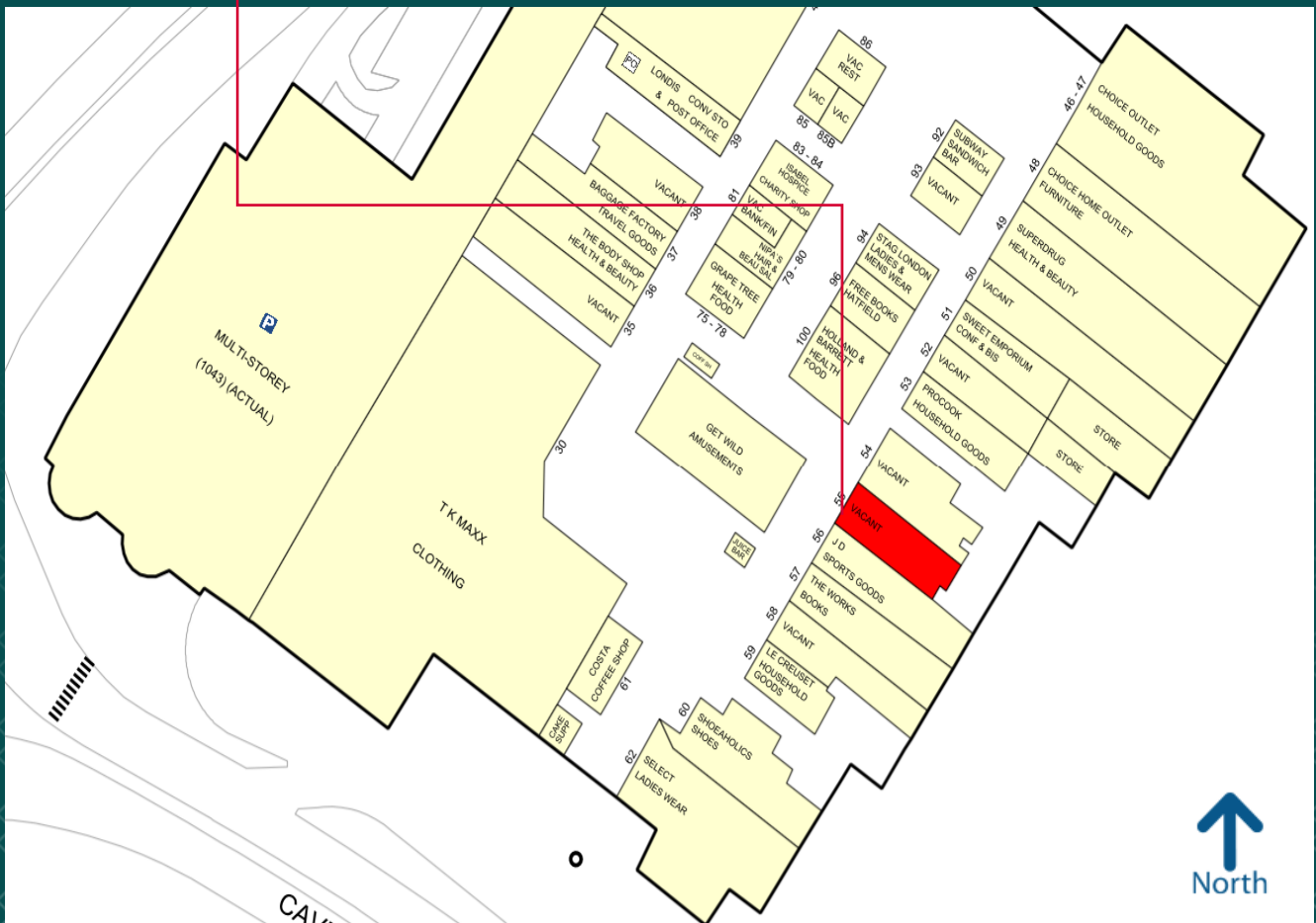
David Legat

+44 (0) 7973 621 292

david.legat@knightfrank.com

SUBJECT TO CONTRACT

UNIT 55, THE GALLERIA,
HATFIELD



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