

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers Est 1924**



**FOR SALE BY ON LINE AUCTION ON 28TH MAY 2025
3 HIGH STREET, HATFIELD,
DN7 6RS**



•Ground floor premises comprising former retail unit and associated storage space, extending to a total net internal area in the approx. region of 169m² (1,819ft²) • Self-contained rear yard • Prominent 'A' road frontage in the centre of Hatfield •

Guide Price - £125,000 PLUS

All measurements are approx. only.

ACCOMMODATION

Ground floor only

'L' SHAPED OPEN RETAIL AREA

(57.13m² - 615ft²)

Total internal frontage approx. 7.68m.

Total internal depth approx. 11.15m.

Minimum internal depth approx. 4.67m.

OFFICE (6.46m² - 70ft²).

STORE (4.66m² - 50ft²).

MAIN STORE (37.72m² - 406ft²)

KITCHEN (14.4m² - 155ft²).

TWO TOILETS

TOTAL – 120.37m² - 1,295ft².

SEPARATE ANNEX STORE

STORE ONE (22.32m² - 240ft²).

STORE TWO (25.84m² - 278ft²).

TOTAL ANNEX – 48.16m² - 517ft².

OUTSIDE

External enclosed rear yard – approx. depth 15.4m and average width approx. 5.8m.

Brick Storeplace – 3.1m x 2.18m.

SERVICES

All main services available.

ENERGY PERFORMANCE RATING

Band D.

TENURE

Freehold (part 'flying' freehold).

JOINT AUCTIONEERS

Mark Jenkinson (Part of Eddisons)

Third Floor

Westfield House

60 Charter Row

Sheffield City Centre

S1 3FZ

Tel. 0114 2760151

E-mail: enquiries@propertyauctions.eddisons.com

VIEWING

Contact Auctioneers (Mark Jenkinson, part of Eddisons).

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
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