

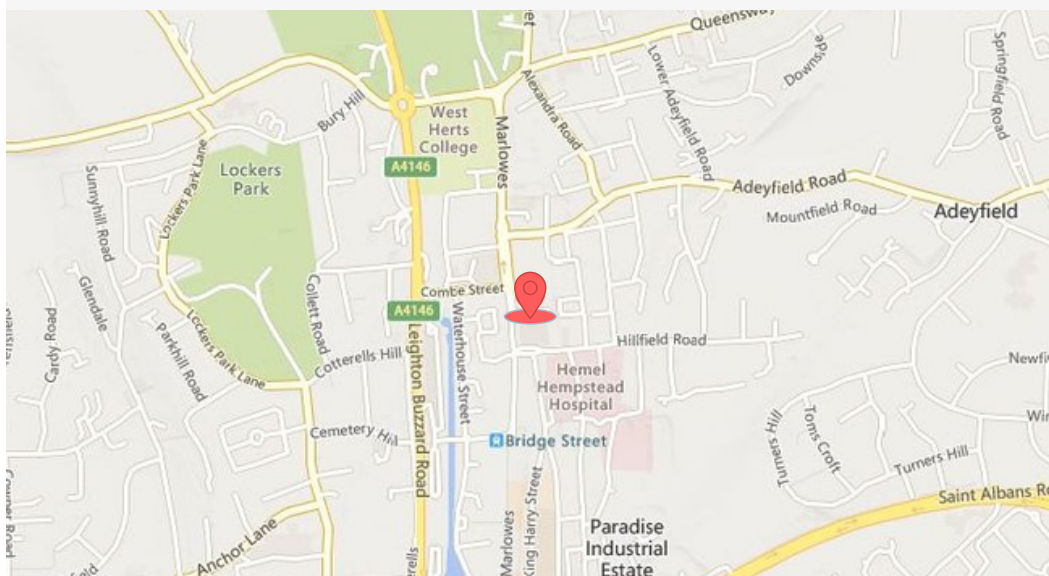
77 Marlowes |
Hemel Hempstead |
HP1 1LF

Town Centre Office Building |
For Sale / To Let | 1,532 Sq.ft



Key features

- Of interest to occupiers or developers
- Prominent Marlowes frontage
- On-site car parking for up to 4 cars
- Class 'E' Use
- Residential potential STP
- Gas central heating
- Attractive Listed building
- Available immediately



For viewings contact

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77 Marlowes | Hemel Hempstead | HP1 1LF

Description

77 Marlowes is a Listed, semi-detached, two-storey building providing 3 office areas on each floor with additional storage space, kitchen and male & female toilets. There is a heated basement providing further storage space. The car parking area to the rear of the property is suitable to park up to 4 cars in herringbone fashion.

Planning

No planning enquires have been made, however, properties adjacent and nearby have been converted to residential use.

Location

The property occupies a prominent position fronting the main shopping street of the town. Nearby users include accountants, lawyers, medical and office occupiers who benefit from being close to busy retail areas with good customer access.

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population of around 100,000. The town boasts excellent road links being served by the M1 motorway (junction 8) from where the M25 is only 3 miles to the south and also the A41 dual carriageway which provides rapid access to the M25 (junction 20) only 4 miles away.

The town is also served by the mainline railway providing a fast and frequent service into London Euston (approximately 30 minutes).

Terms

The property is available to let on a new lease for a term to be agreed or for sale freehold.

Rent/Price

£23,500 per annum exclusive.

Or offers in the region of £395,000.

The rent/price will not attract VAT.

Accommodation

1st & 2nd floors		1,315 Sq.ft		112.78 Sq.m
Basement		217 Sq.ft		20.16 Sq.m
TOTAL NIA		1,532 Sq.ft		142.32 Sq.m

The approximate gross internal area is 151.4 Sq.m (1,630 Sq.ft) plus cellar.

Rates

The VOA website shows an entry in the 2023 Rating List of £19,750. The rates payable will be a proportion of this figure.

For rates payable from 31st March 2023, refer to the Local Rating Authority, Dacorum Council – 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of D-99. Details available upon request.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.