

168 Marlowes | Hemel Hempstead | HP1 1BA

Shop | To Let

Location

The property is situated towards the northern end of the Marlowes directly adjacent to the town centre bus terminus. Other local occupiers in the immediate area include William Hill, Santander, Opuz Restaurant and the Post Office. There are also a number of restaurants, takeaways and convenience shops located close-by.

Hemel Hempstead is one of the principal towns in Hertfordshire with a population of approximately 100,000. The town centre has recently received significant infrastructure and community investment alongside substantial redevelopment and expansion of numerous large sites and office buildings across the town, creating new dwellings and employment opportunities.

Description

Ground floor retail premises benefiting from a WC at the rear.

Terms

Available by way of a new lease on terms to be agreed.

Accommodation

The property has the following approximate dimensions and gross internal floor areas:-

Internal width (widest)	4.30 m	14 ft 1 in
Built depth	16.30 m	53 ft 4 ins
Ground floor area	78.12 Sq.m	840 Sq.ft

Rent

£25,000 per annum exclusive, plus VAT if applicable.

EPC

Further details available upon request. B 39.

Rates

The VOA shows that the Rateable Value from April 2023 is £14,750. For rates payable please refer to the Local Charging Authority, Dacorum Borough Council – 01442 228000.

Legal costs

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



Contact

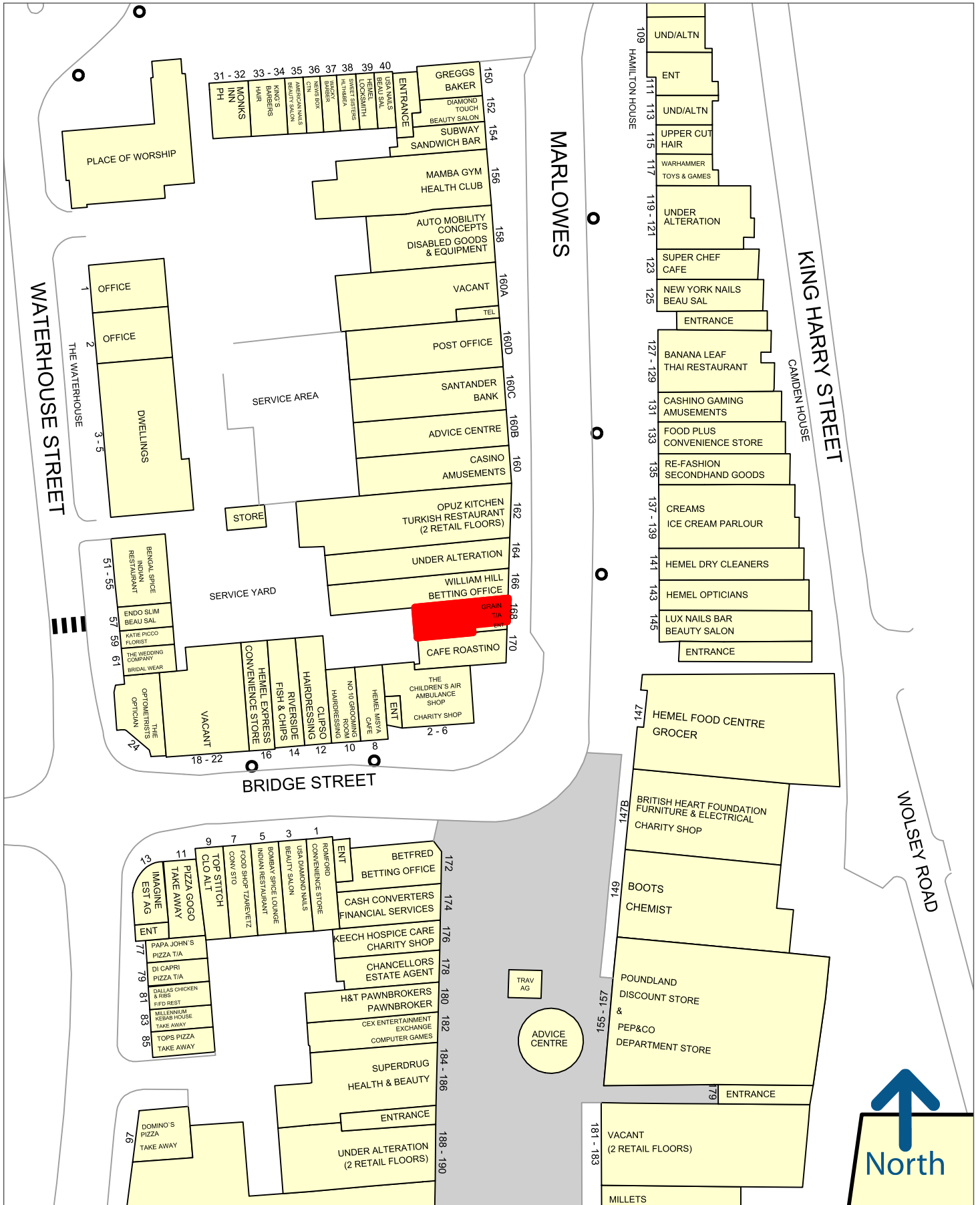
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**NEW LEASE
AVAILABLE**

VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

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