

141 Marlowes | Hemel Hempstead | HP1 1BB

Shop | To Let

Location

The property is situated towards the northern end of the Marlowes in the raised pavement area adjacent to the town centre bus terminus. Other local occupiers in the immediate area include William Hill, Santander, Opuz Restaurant and British Heart Foundation. 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 in order of approximately 100,000. The town is served by the M1 motorway (J8) and is approximately 4 miles from the M25 (J20/M21). The town is also served by the main line railway with the station being approximately 1.5 miles from the town centre.

Description

The property comprises a lock-up shop unit set out over ground and first floors. Loading access is provided to the rear from Wolsey Road and the property benefits from 2 parking spaces. There are 2 floors of residential above.

Tenure

The premises are available by way of a new lease on terms to be agreed.

Accommodation

The property has the following approximate floor areas:-

Ground floor retail	83.07 Sq.m	894 Sq.ft
First floor retail	73.40 Sq.m	790 Sq.ft
TOTAL	156.47 Sq.m	1,684 Sq.ft

Rent

£25,000 per annum exclusive.

EPC

Further details available upon request. E 116.

Rates

The Rateable Value from April 2024 is £20,000. 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.



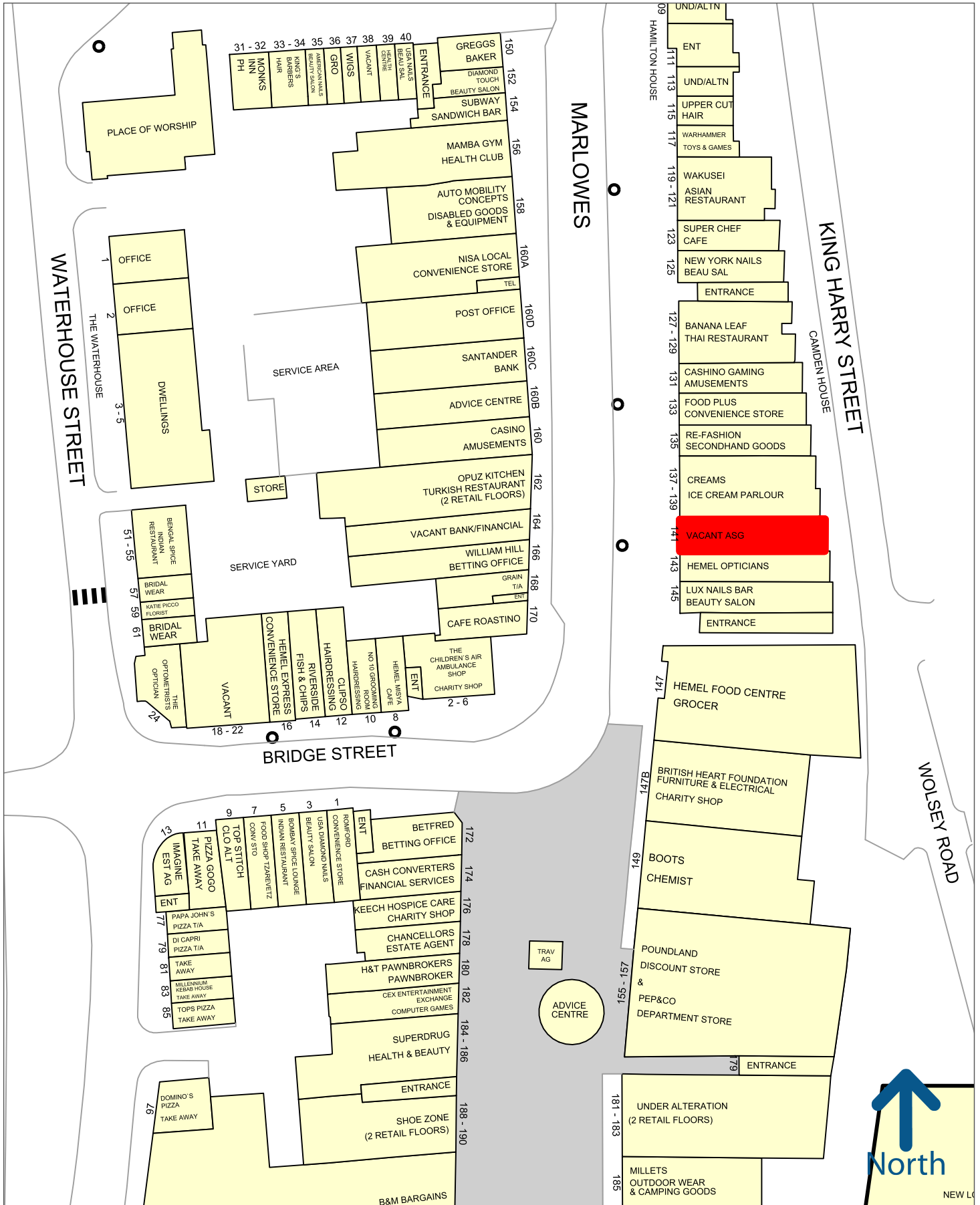
- Town centre location
- Split level retail premises
- Close to national operators

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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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