

245 Marlowes | Hemel Hempstead | HP1 1BL

Prominent Retail Unit | To Let

Location

This premises occupies a prominent corner position with extensive frontage situated on the pedestrianised section of the Marlowes. The unit is situated directly between the Riverside and Marlowes Shopping Centre. Other nearby occupiers include Next, Waterstones, Nationwide, Marks & Spencer amongst others.

Description

The unit is arranged over ground floor only, previously used as a restaurant, with a large kitchen area to the rear with an extraction route. The unit now benefits from the flexible E class use.

Accommodation

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

Internal width (max)		11.72 m		38 ft 5 ins
Build depth		35.03 m		114 ft 9 ins
Ground floor		410.20 Sq.m		4,415 Sq.ft

Tenure

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

Rent

£60,000 per annum exclusive, plus VAT (if applicable).

EPC

An EPC has been commissioned and is awaited.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £49,500. 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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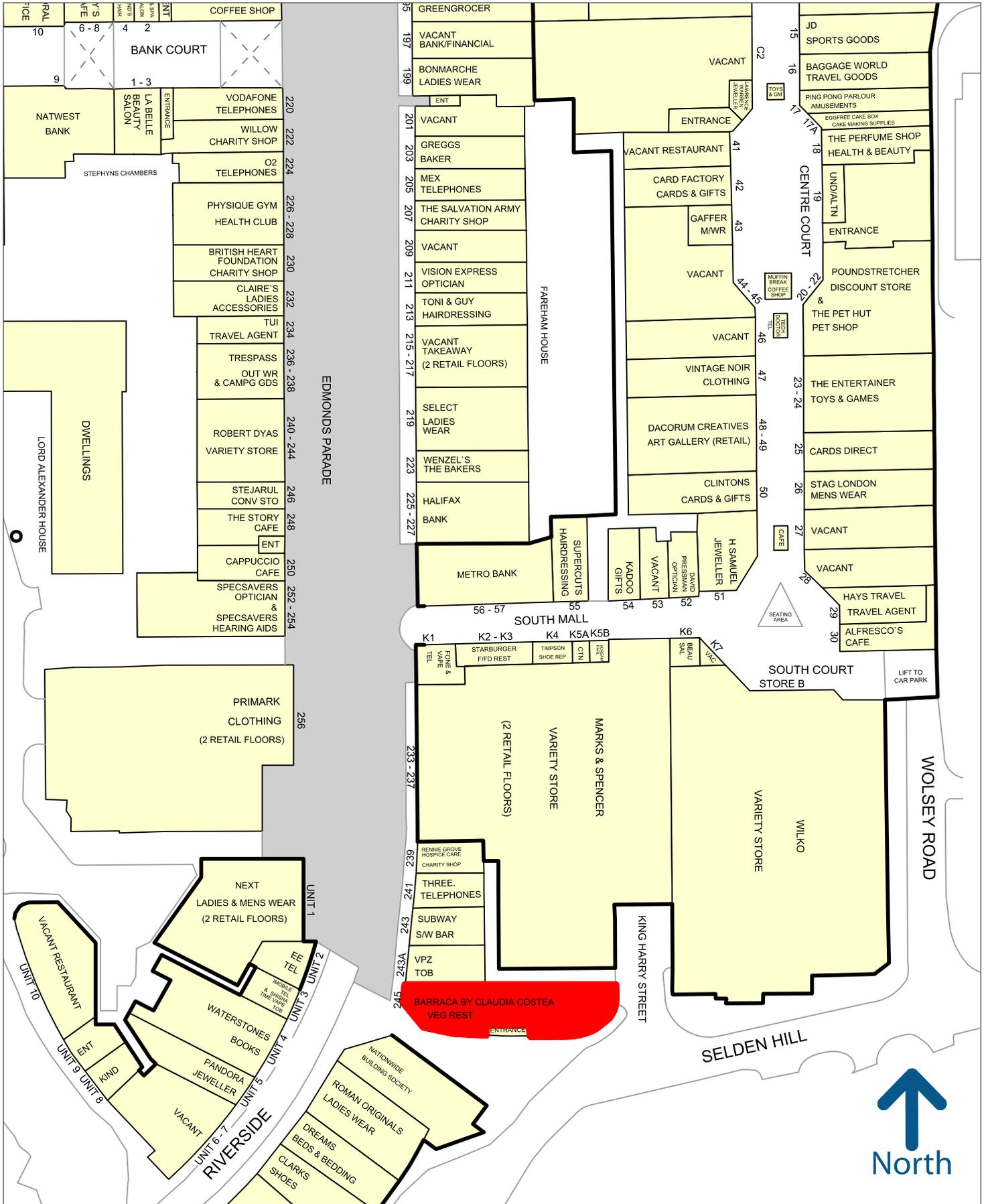
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VIEWINGS - Strictly by appointment

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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
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50 metres

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