

AVAILABLE WHOLE OR MAY SPLIT



TO LET

Prime Retail Unit

6,640 - 10,255sq.ft

(617 - 953 sq.m)

181-183 Marlowes, Hemel Hempstead, HP1 1BB

- First floor available
- Large unit with extensive frontage to the Marlowes
- Potential to split the unit
- Pedestrianised high street
- Large 200 spaces car park nearby

LCP

020 7233 5255

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	6,640	616.88
First Floor	3,615	335.84
Total	10,255	952.72

Description

The property is laid out over ground and first floor comprising up to 6,640 Sq.ft (617 Sq.m) on ground floor and up to 3,615 Sq.ft ancillary accommodation on the first floor following landlords works. The unit has an extensive frontage onto the Marlowes.

Rent

Rent available upon request.

Rates

Business rates to be reassessed following the landlord works.

Services

The unit has electricity and water connected.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

C (61). Further information on request.

Planning

The premises benefits from a new E use class (commercial, business and service) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - HP1 1BB

Hemel Hempstead is a strong commuter town, with a population of 100,000 people, located just outside the M25, with good road and rail links into London. The town centre has recently received significant investment into its infrastructure and community which is resulted in huge expansion of the town creating new residential accommodation and employment opportunities. The unit is located in a key position on the pedestrian section of The Marlowes adjacent to Millets and Poundland with B&M Bargains and Superdrug opposite. Other major occupiers nearby include Tesco Express, Boots, Holland & Barrett and Shoezone.



Viewing

Strictly via prior appointment with the appointed agent:

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