

# 214 Marlowes | Hemel Hempstead | HP1 1BH

## Prime Retail Unit | To Let

### Location

Hemel Hempstead is a strong commuter town, with a population of 100,000 people, located just outside the M25, with good links via road and rail into London. The town centre has recently received significant infrastructure and community investment facilitating significant redevelopment opportunities. This has resulted in the expansion of numerous large sites and office buildings, creating new residential accommodation and employment opportunities.

The premises are located in the prime retail area of Hemel Hempstead positioned between the north and south entrances of the Marlowes Shopping Centre. The unit is situated in a prominent position adjacent to Bank Court which provides the main pedestrian access to the Water Gardens public car park. Key nearby retailers include Trespas, O2, Taco Bell, Wenzels Bakers and the newly opened Costa Coffee..

### Description

The property comprises a lock up shop over ground floor level only.

### Accommodation

The property has the following approximate floor area:-

Ground floor sales | 97 Sq.m | 1,044 Sq.ft

### Terms

The unit is available on a new lease for a terms of years to be agreed.

### Rent

£29,500 per annum exclusive of business rates, service charge, VAT and other outgoings.

### Service charge

The service charge for the current year is £1,261 per annum.

### EPC

Further details available on request. C 75.

### Rates

The Rateable Value from April 2024 is £19,500.

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.



- 100% prime pitch
- Situated between the north & south entrances of the Marlowes Shopping Centre
- Pedestrianised High Street
- New lease available

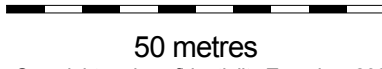
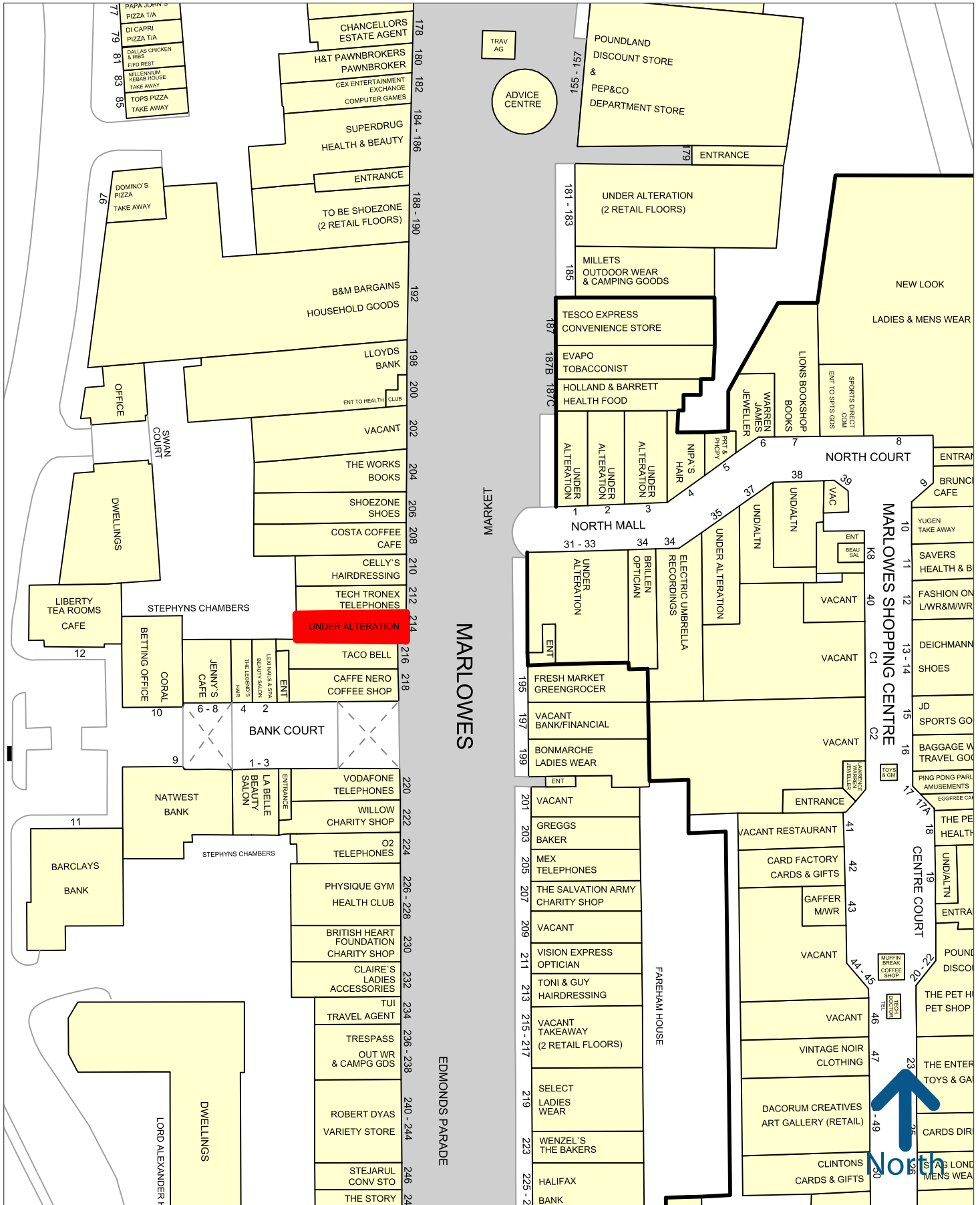
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**VIEWINGS - Strictly by appointment**

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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 Buyer/Funder/Lessee  
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