

206 Marlowes | Hemel Hempstead | HP1 1BH

Shop | To Let

Location

The premises are located in a prime position on the pedestrianised precinct of the Marlowes directly opposite the north entrance to the Marlowes Shopping Centre and directly adjacent to the newly opened Costa Coffee. Other retailers close by include B&M, Tesco Express, The Works and Holland & Barrett.

Description

The unit is arranged over ground and first floors. At the rear of the ground floor there is access for loading via the rear service yard. Toilets are located on both floors. The property will be offered ready for tenants fit out.

Accommodation

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

Internal width		5.65 m		18 ft 5 ins
Shop depth		27.23 m		89 ft 3 ins
Ground floor		143.00 Sq.m		1,539 Sq.ft
First floor anc		148.66 Sq.m		1,600 Sq.ft
TOTAL		291.66 Sq.m		3,139 Sq.ft

Terms

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

Rent

£37,500 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2024 is £25,250

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.



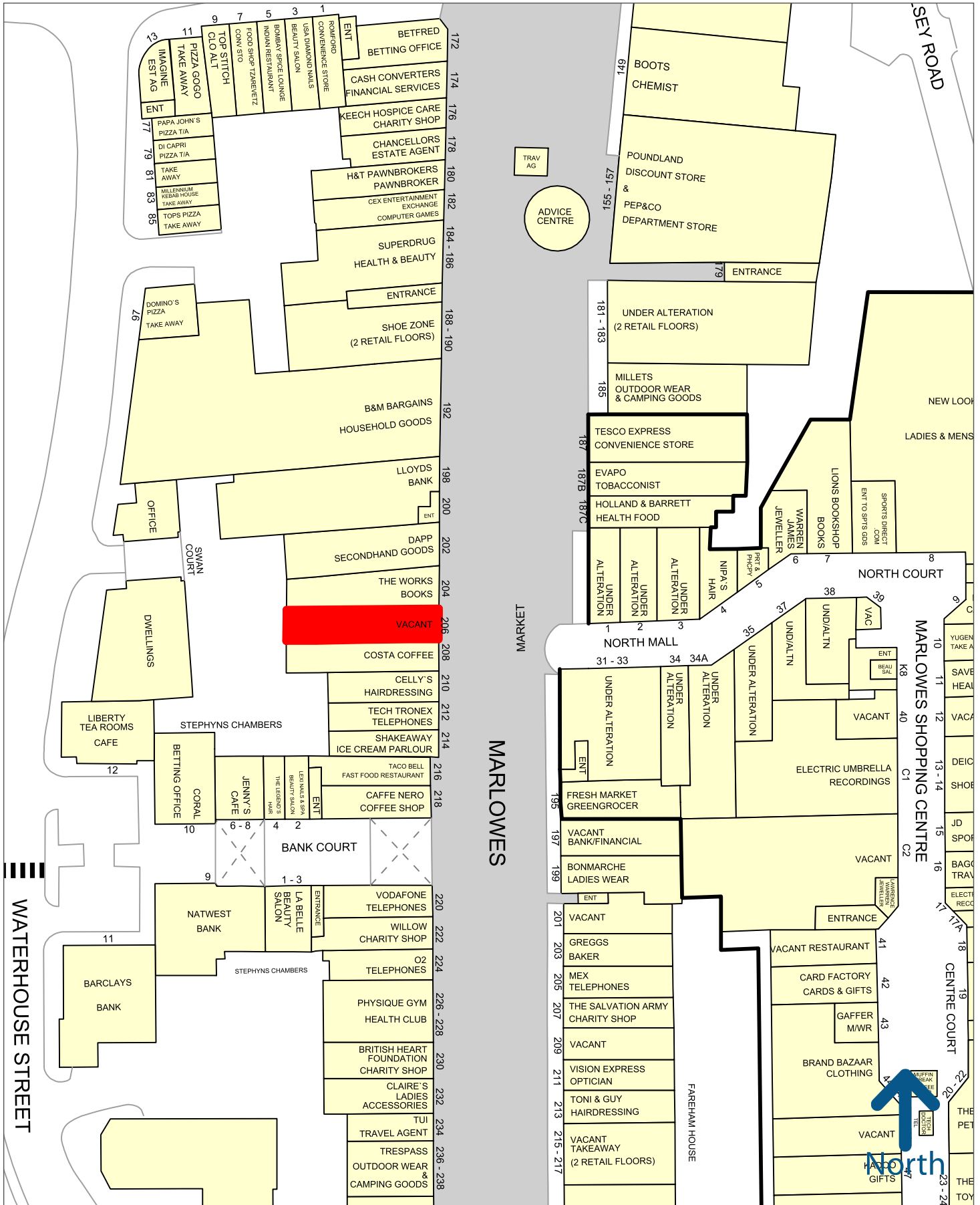
- 100% prime pitch
- Available due to relocation
- Opposite the north entrance of The Marlowes shopping centre
- Pedestrianised High Street
- New lease available

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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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