

107 Marlowes | Hemel Hempstead HP1 1BB

Lock-Up Shop | To Let

Location

The property occupies a prominent position at the northern end of the Marlowes where the pedestrianised section joins the Marlowes. Other occupiers close by include Howdens Insurance, KallKwik Printing, Greggs and Subway. The unit is adjacent to the NCP Car Park for the town

Description

The property comprises a ground floor lock-up shop with first floor storage, kitchen and toilets.

Accommodation

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

Internal width		7.31 m	1	23 ft 10
Shop depth	1	11.35 m	1	37 ft 4 in
Ground floor sales GIA	1	91.00 Sq.m	1	979 Sq.ft
First floor storage/kitchen	T.	52.70 Sa.m	T	567 Sa.ft

Terms

The property is available on a new lease for a term to be agreed.

Rent

£25,000 per annum exclusive plus VAT (if applicable).

EPC

Further details available upon request. C 54.

Rates

The Rateable Value from April 2024 is £24,250.

For rates payable please refer to the Local Charging Authority, Dacorum Borough Council - 01442

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Ollie Elderfield 07548 098881 ollie.elderfield@brasierfreeth.com

Prominent Corner **Position**

VIEWINGS - Strictly by appointment

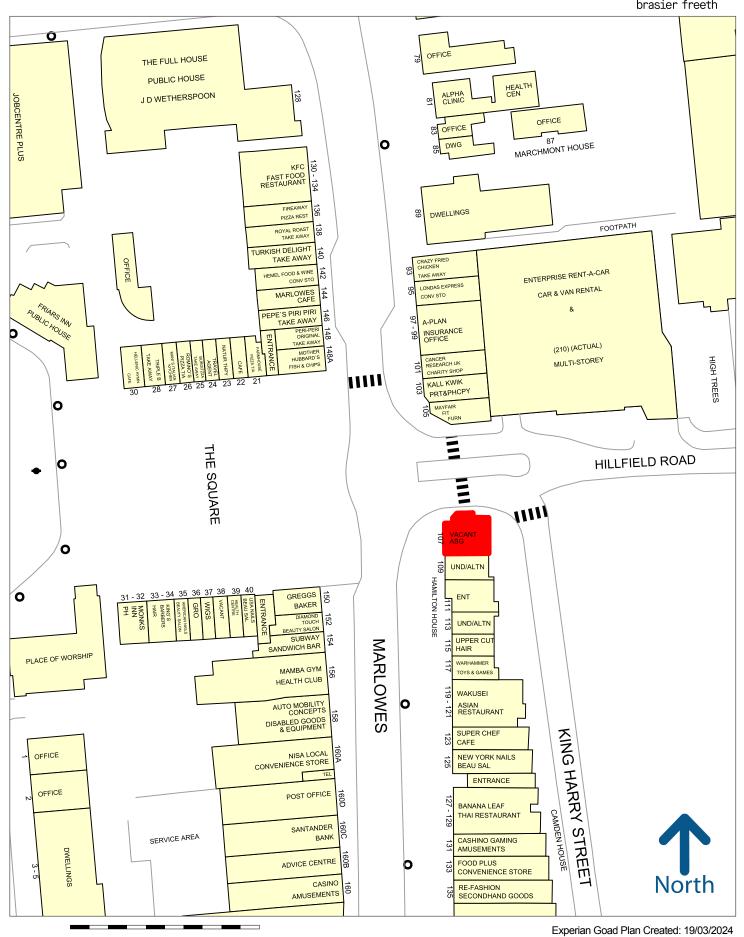
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