

# 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		23 ft 10 ins
Shop depth		11.35 m		37 ft 4 ins
Ground floor sales GIA		91.00 Sq.m		979 Sq.ft
First floor storage/kitchen		52.70 Sq.m		567 Sq.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 228000.

### Legal costs

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



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Prominent  
Corner  
Position

**VIEWINGS - Strictly by appointment**

