

192-196 Marlowes |
Hemel Hempstead | HP1 1BH

Large Retail Premises | To Let



Key features

- Available due to relocation
- Large unit with prominent frontage to the Marlowes
- Potential to split the unit
- Prime High Street location
- Rear customer entrance



192-196 Marlowes | Hemel Hempstead | HP1 1BH

Location

The unit is located in a key position on the pedestrian section of The Marlowes adjacent to Shoezone and Lloyds Bank with Millets and Tesco Express opposite. Other major occupiers nearby include Superdrug, Boots, Holland & Barrett and The Works.

Description

The property is arranged over ground and first floor comprising up to 13,619 Sq.ft (1,625.24 Sq.m) on ground floor and up to 4,086 Sq.ft (379.60 Sq.m) ancillary accommodation on the first floor following landlords works. The unit has an extensive frontage onto the Marlowes.

B&M have upsize within the town centre.

Accommodation

The accommodation benefits from the following gross internal areas:

Ground floor		1,625.24 Sq.m		13,619 Sq.ft
First floor		379.60 Sq.m		4,086 Sq.ft
TOTAL		2,004.84 Sq.m		17,705 Sq.ft

Terms

Available by way of a new lease for a term to be agreed.

Rent

Rent available upon request.

EPC

Further details available upon request. C 81.

Expires March 2028.

Rates

The Rateable Value from April 2024 is £158,000 but will need to be re-assessed. For rates payable please refer to the Local Charging Authority, Dacorum Borough Council – 01442 228000).

Services

The unit has electricity and water connected.

Service charge & insurance

To be confirmed.

Legal costs

Each party to be responsible for their own legal and consultancy costs.



Contact

Mark Poyner
07803 234866
mark.poyner@brasierfreeth.com

Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com

VIEWINGS - Strictly by appointment

[brasierfreeth.com](https://www.brasierfreeth.com)

