

# 178 Marlowes | Hemel Hempstead | HP1 1BH

## Prime Retail Unit | Lease for Sale

### Location

Situated in the prime pedestrianised Marlowes being close to the entrance of The Marlowes Shopping Centre. Multiple occupiers close by include Superdrug, Boots the Chemist, Keech Hospice and Poundland.

### Description

Ground floor lock up shop previously trading as an estate agents. The unit presents in good condition throughout with air conditioning, male and female WCs and small kitchenette.

### Accommodation

The property has the following approximate dimension and floor area:-

Internal width	5.77 m	18 ft 11 ins
Ground floor	90.14 Sq.m	970 Sq.ft

### Lease

Held on a full repairing and insuring lease due to expire March 2027 without further rent review and protected by the L&T Act 1954.

### Rent

The passing rent is £26,562 per annum exclusive.

### EPC

An EPC has been commissioned and is awaited.

### Rates

The VOA website shows an entry in the current Rating List of £19,750.

For rates payable please refer to the Local Rating 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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Prime  
Pedestrianised  
Marlowes

**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

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