

LARGE RETAIL PREMISES | TO LET

192-196 MARLOWES HEMEL HEMPSTEAD HP1 1BH

bf
brasier freeth



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Large Retail Space
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KEY DETAILS

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

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.



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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 upsized within the town centre.

ACCOMMODATION

The accommodation benefits from the following gross internal areas:

Floor	Size Sq.m	Size Sq.ft
Ground Floor	1,625	13,619
First Floor	379.60	4,086
TOTAL	2,004.84	17,705



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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.

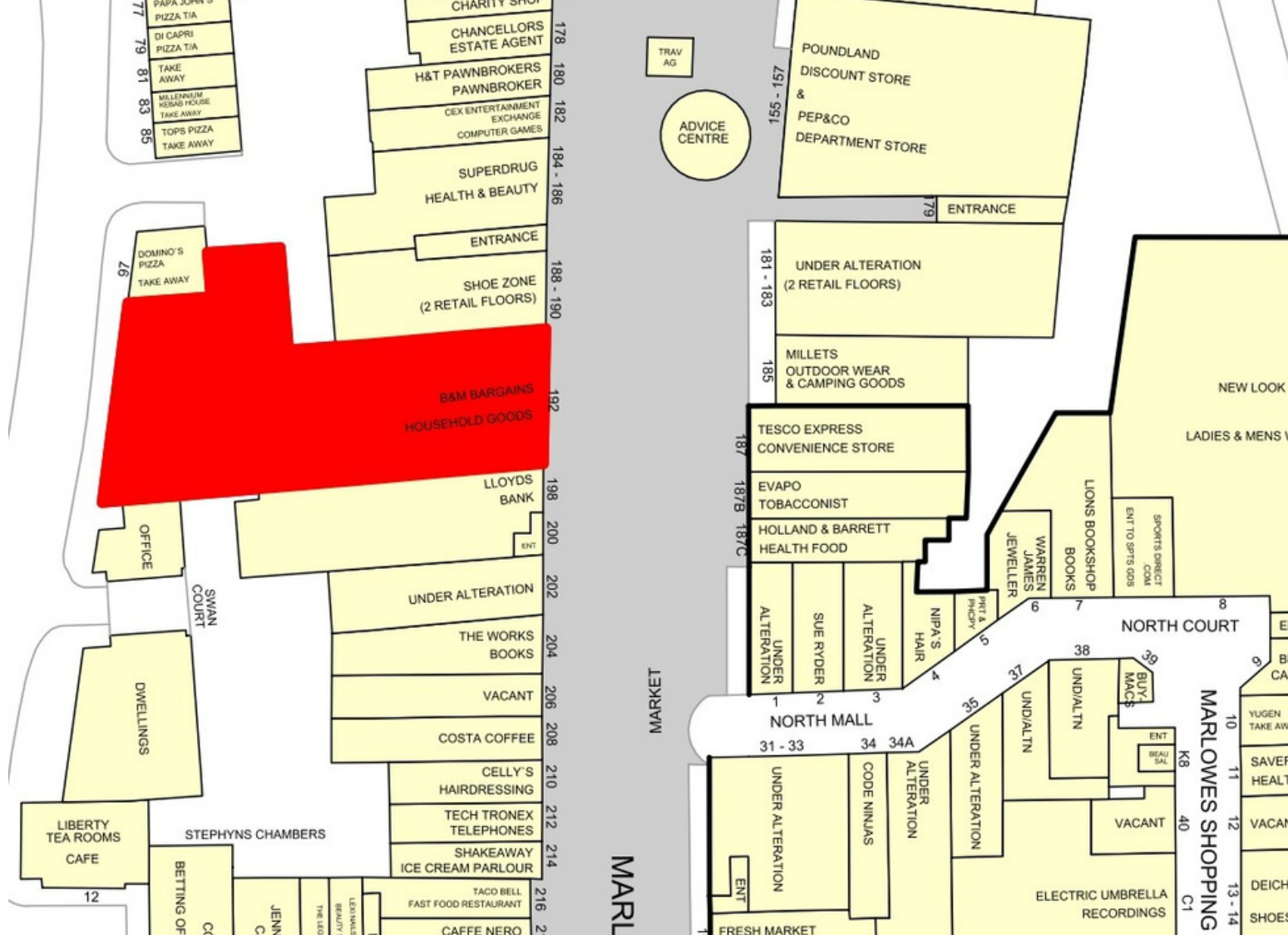
BUSINESS RATES

The Rateable Value will need to be reassessed.

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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