



FORMER BAR - TO LET

166/168 MARLOWES
HEMEL HEMPSTEAD L15 9EH

bf.
brasier freeth

166/168 MARLOWES HEMEL HEMPSTEAD

HP1 1BA

Retail Opportunity
TO LET

DESCRIPTION

The property comprises first floor bar accommodation which is accessed directly from the Marlowes via a ground floor entrance.

The bar comprises an open plan area with outside terrace, kitchen and cellar. In addition there are male and female WCs. The accommodation is offered with previous tenant's fit-out in situ.

The property is suitable for alternative uses falling under the E Class use.

ACCOMMODATION

The property has the following approximate floor areas:-

	Size Sq.m	Size Sq.ft
Bar	110.80	1,192
Kitchen	13.00	139
Cellar/Store	16.00	172
Store	3.74	40
Total	143.54	1,543



Boundaries are Indicative

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LOCATION

The property is located towards the northern end of the Marlowes directly opposite the bus terminus. Nearby occupiers include Santander, William Hill, Greggs and Subway.

In addition, the taxi rank is located directly outside the entrance to this property.

Hemel Hempstead comprises a population of approximately 100,000 and benefits from a number of retailers including Primark and Marks & Spencer all within easy walking distance.

AREA

- Town centre location
- Combination of national & independent retailers, restaurants & cafes

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TENURE

The unit is available by way of a new Ex-Act lease with terms to be agreed.

RENT

£16,000 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

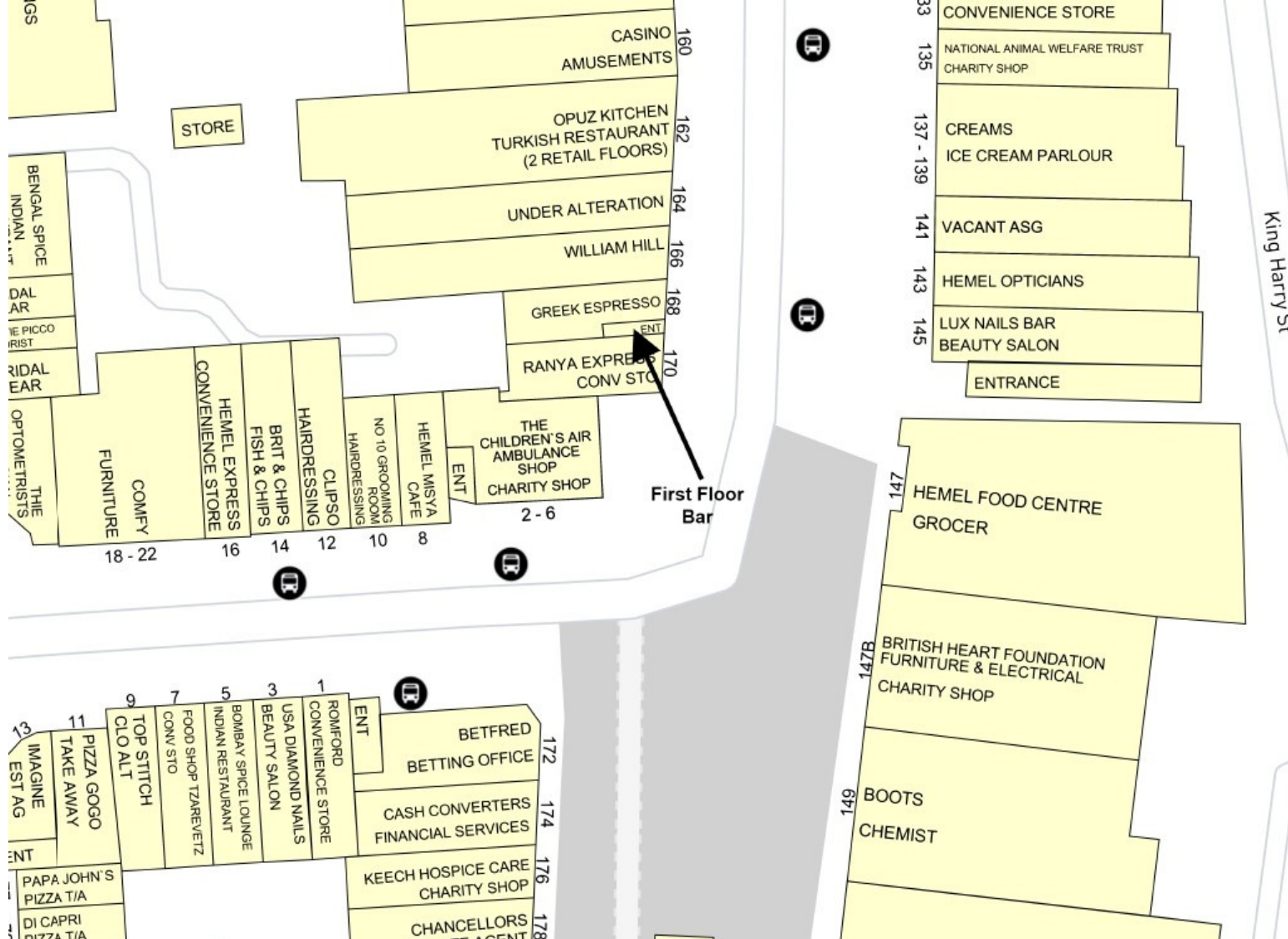
RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £16,800.

For rates payable please refer to the Local Charging Authority, Dacorum Borough Council - 01442 228268.

LEGAL COSTS

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



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