

241 MARLOWES HEMEL HEMPSTEAD

HP1 1BL

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LOCATION

The subject property is located towards the South end of the pedestrianised section of the Marlowes, situated directly between the Riverside and Marlowes Shopping Centres, and benefits from a good level of footfall. Other nearby well known occupiers include Next, M&S, Subway, Primark and Waterstones.

Hemel Hempstead is one of the principal towns in Hertfordshire with a population in order of approximately 100,000. The town is served by the M1 motorway (J8) and is approximately 4 miles from the M25 (J20/M21). The town is also served by the main line railway with the station being approximately 1.5 miles from the town centre.

DESCRIPTION

The property comprises a lock-up shop unit set out over ground and first floors. The ground floor provides an open plan retailing area with the first floor presenting as office space, with staff ancillary areas including two WCs and kitchen.

ACCOMMODATION

The premises provides the following approximate net internal floor areas:-

| | Size Sq.m | Size Sq.ft |
|---------------------|---------------|--------------|
| Ground Floor Retail | 93.12 | 1,002 |
| First Floor Offices | 57.78 | 622 |
| Total | 150.90 | 1,624 |

Retail Opportunity

TO LET



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TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£35,000 per annum exclusive, plus VAT (if applicable).

EPC

Further details available upon request. C 56.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £26,750.

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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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. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.

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