

# 166/168 MARLOWES HEMEL HEMPSTEAD

HP1 1BA

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Former Bar - To Let

# 166/168 MARLOWES HEMEL HEMPSTEAD

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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
<b>Total</b>	<b>143.54</b>	<b>1,543</b>



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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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