

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE/TO LET

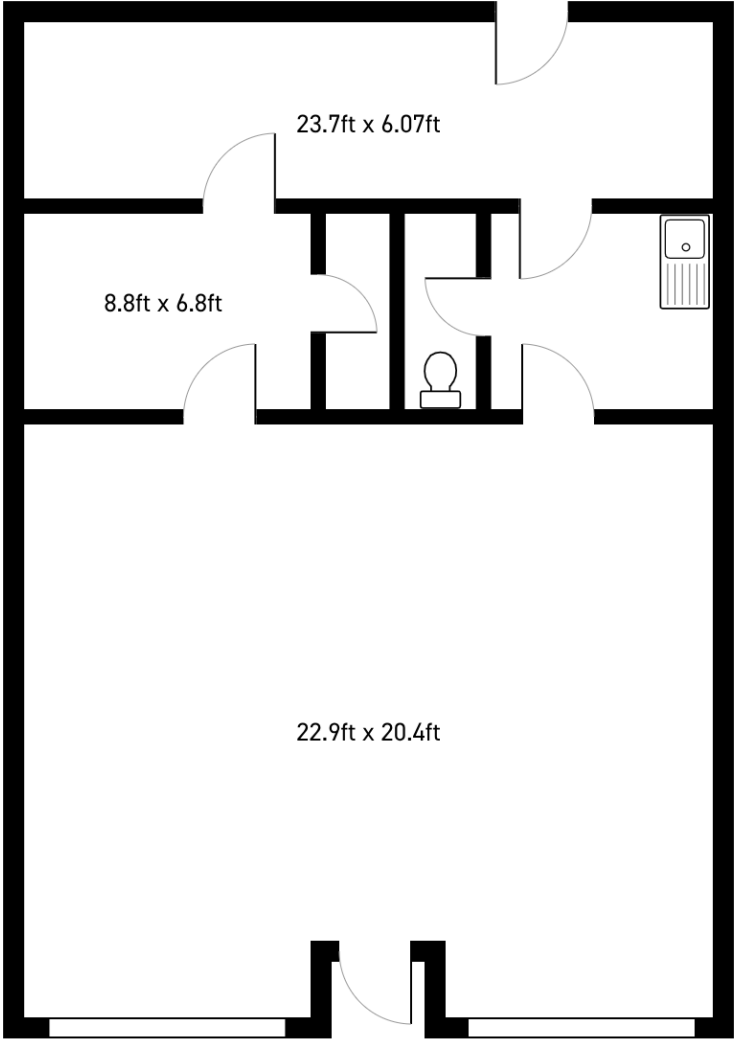
Affordable ground floor shop

33-34 The Square, Marlowes, Hemel Hempstead,
Hertfordshire, HP1 1EP



ACCOMMODATION

	Sq Ft	Sq M
Retail area	467	43.38
Kitchen	53	4.92
Rear room	78	7.24
Rear store	144	13.37
Total	742	68.93



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

AMENITIES

- ✓ Approximately 742 sq ft
- ✓ Wide glazed frontage
- ✓ Kitchen and W/C facilities
- ✓ Rear access

LOCATION

The Square is prominently located in Hemel Hempstead town centre, close to The Marlowes Shopping Centre and a variety of retailers, restaurants and amenities. With Junction 8 of the M1 approximately 1 mile away and the M25 around 8 miles to the south, the property offers excellent connectivity, making it an ideal location for businesses seeking retail or commercial premises in Hemel Hempstead.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Ground floor retail unit, offered to the market for sale or to let, comprising approximately 742 sq ft, situated within a mid-terrace commercial parade in The Square, Hemel Hempstead. The property benefits from kitchen and W/C facilities and rear access. The commercial property is suitable for a range of retail or professional service uses (subject to any necessary consents).

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

Alternatively, the vendor would consider a sale of the freehold interest.

RENT/PRICE

£25,000 per annum exclusive or £280,000 for the freehold interest.

RATES

Rateable value: £17,000. Rates payable should be verified with Dacorum Council Tel: 01442 228268.

VAT

We understand that VAT is not payable on the sale price or the rent.

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