

# 101 HIGH STREET HEMEL HEMPSTEAD

HP1 3AH

**bf**

brasierfreeth.com

Shop Unit - To Let

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Retail Opportunity  
**TO LET**

## LOCATION

Hemel Hempstead is one of Hertfordshire's principal commercial hubs, located approximately 30 miles northwest of Central London, with a population exceeding 100,000.

The property is situated in Hemel Hempstead's "Old Town," a conservation area renowned for its historic charm, with many buildings designated as Listed. This area is highly regarded for its mix of specialist, unique, and destination retailers, including cafés, restaurants, public houses, estate agents, and professional services such as accountants and estate agents.

The town enjoys excellent road connectivity, situated on the A41 trunk road and near Junction 8 of the M1 motorway. Junctions 20 and 21 of the M25 motorway are just 5 miles away. Hemel Hempstead is also well-served by a mainline railway station, offering a direct service to London Euston in approximately 30 minutes.

## DESCRIPTION

The property comprises a self-contained ground floor retail unit located towards the top of the High Street. There is an open plan sales area to the front of the property, with a raised section to the rear, housing a sink, WC and rear office/store room.



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## ACCOMMODATION

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

Floor	Sq.m	Sq.ft
Ground Floor Sales	34.97	376
Ground Floor Rear	25.10	270
<b>Total</b>	<b>60.04</b>	<b>646</b>

## TERMS

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

## RENT

£12,500 per annum exclusive, plus VAT (if applicable).

## EPC

Further details available upon request. C 57.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £10,500.

For rates payable please refer to the Local Charging Authority, Dacorum Borough Council - 01442 228000.

## LEGAL COSTS

For rates payable please refer to the Local Charging Authority, Dacorum Borough Council - 01442 228000.



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