

FITTED CATERING UNIT – TO LET

121 LAWN LANE
HEMEL HEMPSTEAD HP3 9HS

bf
brasier freeth



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KEY DETAILS

- Fitted catering/takeaway unit
- Extraction system already installed
- Working canopy and gas interlock system
- Walk in cold room and freezer room
- Electric security shutter

DESCRIPTION

The unit comprises a ground floor lock up shop which is fitted as a ready to go takeaway / catering unit. Internally there is a seating area to the front along with a service counter and large kitchen to the rear which includes a walk in cold room and freezer. There is a single W/C.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground floor	60.41	650

LOCATION

The property occupies a prominent position on Lawn Lane in Hemel Hempstead. The town centre is located approximately 0.5 miles north of the property.

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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

£20,000 per annum exclusive, plus VAT (if applicable).

PREMIUM

Offers invited.

EPC

Further details available upon request. B 46.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £9,400.

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.



CONTACT

GET IN TOUCH

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