

131 MARLOWES HEMEL HEMSPSTEAD

HP1 1BB

bf.

brasierfreeth.com

Shop Unit - To Let

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LOCATION

The property is situated towards the northern end of the Marlowes in the raised pavement area adjacent to the town centre bus terminus. Other local occupiers in the immediate area include Creams, Subway, Greggs, Santander, Opuz Restaurant and British Heart Foundation. There are also a number of restaurants, takeaways and convenience shops located close-by.

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. Loading access is provided to the rear from Wolsey Road and the property benefits from 1 parking space. There are 2 floors of residential above.

ACCOMMODATION

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

	Size Sq.m	Size Sq.ft
Ground Floor Retail	74.80	805
First Floor Retail	37.94	408
Kitchen	11.14	120
Office	4.00	43
TOTAL	127.88	1,376

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

£25,000 per annum exclusive, plus VAT (if applicable).

EPC

Further details available upon request. C 51.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £21,000.

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.



Ben Ross

07729 075734

ben.ross@brasierfreeth.com

Neil Saunders

07980 756655

neil.saunders@brasierfreeth.com

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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