

236-238 MARLOWES HEMEL HEMPSTEAD

HP1 1BJ

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Retail Opportunity
TO LET

KEY DETAILS

- 100% prime pitch
- Prominent location
- Subject to vacant possession
- New lease available

DESCRIPTION

The property comprises a lock up shop over ground floor level only.

ACCOMMODATION

The premises comprise the following floor area:

Floor	Size Sq.m	Size Sq.ft
Ground floor	239.40	2,577



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LOCATION

The premises are located in the prime retail area of Hemel Hempstead located between the north and south entrances of the Marlowes shopping mall. The unit sits in a prominent position in the Marlowes with extensive frontage onto the pedestrianised section. Key nearby retailers include Robert Dyas, O2, Specsavers, Primark, Taco Bell, Greggs and Wenzels Bakers.

Hemel Hempstead is a strong commuter town, with a population of 100,000 people, located just outside the M25 with good links via road and rail into London.

The town centre has recently received significant infrastructure and community investment alongside numerous large sites and office buildings across the town, creating new dwellings and employment opportunities.

TRANSPORT

- Hemel Hempstead Station - 1.8 miles
- ⚡ A41 - 1.8 miles
- ⚡ M1 (Junction 8) - 3 miles
- ⚡ M25 (Junction 20) - 4 miles



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TERMS

The unit is available on a new lease for a term of years to be agreed.

RENT

£59,000 per annum exclusive of business rates, service charge, VAT and other outgoings.

EPC

Further details available upon request. D 85.

RATES

VOA website shows an entry in the current Rating List of £40,750.

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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