

Robert Bebington & Company

CHARTERED SURVEYORS

55 Conduit Street, London W1S 2YE

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 : 020 7493 5551

PROPERTY PARTICULARS

137/139 Marlowes, HEMEL HEMPSTEAD

Double Fronted Former Bank Premises in Town Centre Position

Class A1 and Class A2 Use Considered

LOCATION:

The property is situated on the raised pavement area of the Marlowes close to Brook Street Bureau and Kelly Services and opposite Santander, Nationwide, McDonalds, with Boots the Chemist close by.

Hemel Hempstead has a district population of 138,000 people and is situated approximately 25 miles to the north-west of Central London. The town is very accessible being served by the M11 (junction 8), and the M25 and has over 2,500 public car parking spaces in the town centre.

DESCRIPTION:

The property comprises a double fronted former bank offering a generous sized ground floor shop and a rear raised area suitable for ancillary accommodation. This parade has a substantial canopy to the front of the unit, the premises having the following approx. dimensions and areas:-

Shop Width	39ft 7ins	12m
Built Depth	88ft 7ins	27m
Ground Floor Shop	1,918 sq ft	178 sq m
Mezzaine Floor Rear Store	920 sq ft	85 sq m
Total Area	2,838 sq ft	263 sq m

RATES:

Rateable Value – £46,250 (2011/2012) *

Rates Payable to 31st March 2012 being £20,026.

* Interested parties should confirm annual rates payable by making enquires with the Local Rating Authority (Dacorum Borough Council – Tel: 01442 228000), or through the VOA website.



RENT:

A new sub-lease will be considered at a rental in the order of **£35,000 per annum** exclusive, without review.

TENURE:

The shop is held on a full repairing and insuring lease for a term expiring on 16th May 2016.

LEGAL CHARGES:

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING:

Strictly by appointment with joint agents as follows:-

Robert Bebington & Company

FAO: Robert Bebington

Tel: 020 7493 5551

Email: drb@bebington.com

Or (joint agent)

FAO: Phillip Walker at Brasier Freeth

Tel: 01442 298809

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SUBJECT TO CONTRACT

DRB Amended 10/05/11

IMPORTANT

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.