



- 100% prime pitch.
- Situated between the north & south entrances of the Marlowes Shopping Centre.
- Pedestrianised High Street.
- New lease available.

■ Location

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 facilitating significant redevelopment opportunities. This has resulted in the expansion of numerous large sites and office buildings, creating new residential accommodation and employment opportunities.

The premises are located in the prime retail area of Hemel Hempstead positioned between the north and south entrances of the Marlowes Shopping Centre. The unit is situated in a prominent position adjacent to Bank Court which provides the main pedestrian access to the Water Gardens public car park. Key nearby retailers include Trespass, O2, Robert Dyas and Wenzels Bakers.

■ Description

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

■ Accommodation

The property has the following approximate floor area:-

Ground floor sales 116.20 Sq. m 1,251 Sq. ft

■ Terms

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

■ Rent

£27,000 per annum exclusive of business rates, service charge, VAT and other outgoings.

■ Service charge

The service charge for the current year is £1,261 per annum.

■ EPC

Further details available on request. C 56.

■ Rates

Due to the pandemic there is ongoing Government support during 2021/22.

The VOA website shows a Rateable Value of £34,500. For rates payable from 1st April 2021 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.

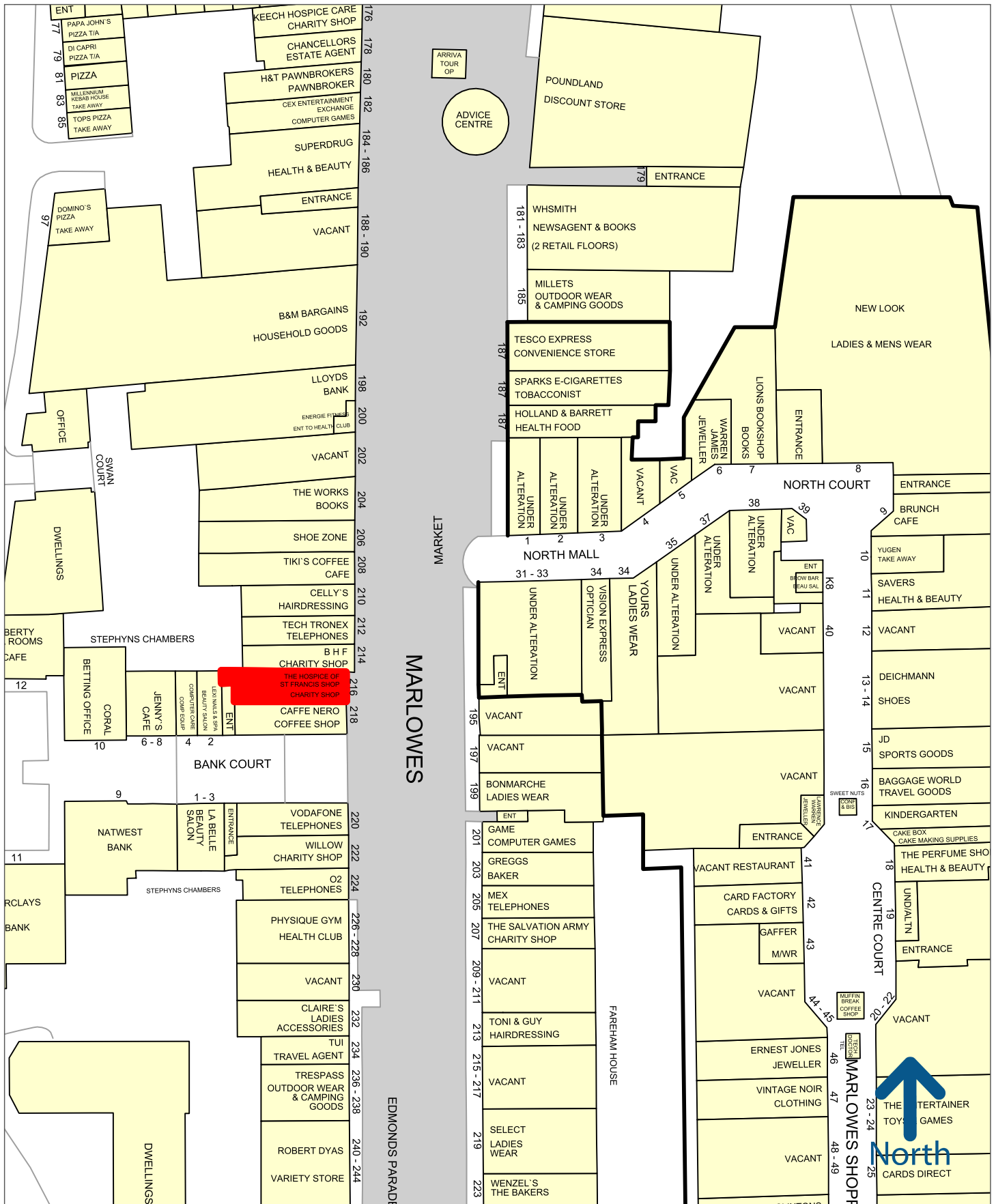
VIEWINGS - Strictly by appointment

brasierfreeth.com

Damian Sumner
020 3828 8542 / 07974 085738
damian.sumner@brasierfreeth.com

Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com

Or our joint agents
Rory Gittins, Prime Retail
020 7016 5340



50 metres

Experian Goad Plan Created: 09/07/2021
Created By: Brasier Freeth



Copyright and confidentiality Experian, 2020. © Crown
copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011