

RETAIL UNIT TO LET

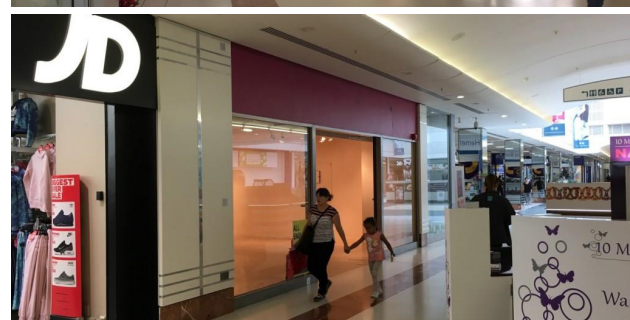
HEMEL HEMPSTEAD UNIT 17 MARLOWES SHOPPING CENTRE, HP1 1DX

**brasier
freeth.**
CHARTERED SURVEYORS

The Courtyard
77 - 79 Marlowes
Hemel Hempstead
Hertfordshire - HP1 1LF

01442 263033
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LOCATION

Unit 17 is located in a prominent position adjacent to the centre court towards the north mall of The Marlowes Shopping Centre. The unit is adjacent to **JD Sports** and opposite **River Island** and **Muffin Break**.

DESCRIPTION

The unit comprises a ground floor sales area together with storage, WC facilities and kitchen on the first floor.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Internal Width	9.60 m	31 ft 6 ins
Shop Depth	26.28 m	82 ft 3 ins
Ground Floor Sales	215.25 sq m	2,317 sq ft
First Floor Ancillary Storage	109.90 sq m	1,183 sq ft
Total Area	325.15 sq m	3,500 sq ft

TERMS

Available by the means of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£60,000 per annum exclusive plus VAT (if applicable).

SERVICE CHARGE

The service charge for the year is £28,126.40 per annum plus insurance of £860.16 per annum.

EPC

Details available upon request. Rating – C 70.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £49,500.

For rates payable for year to 31 March 2019 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.

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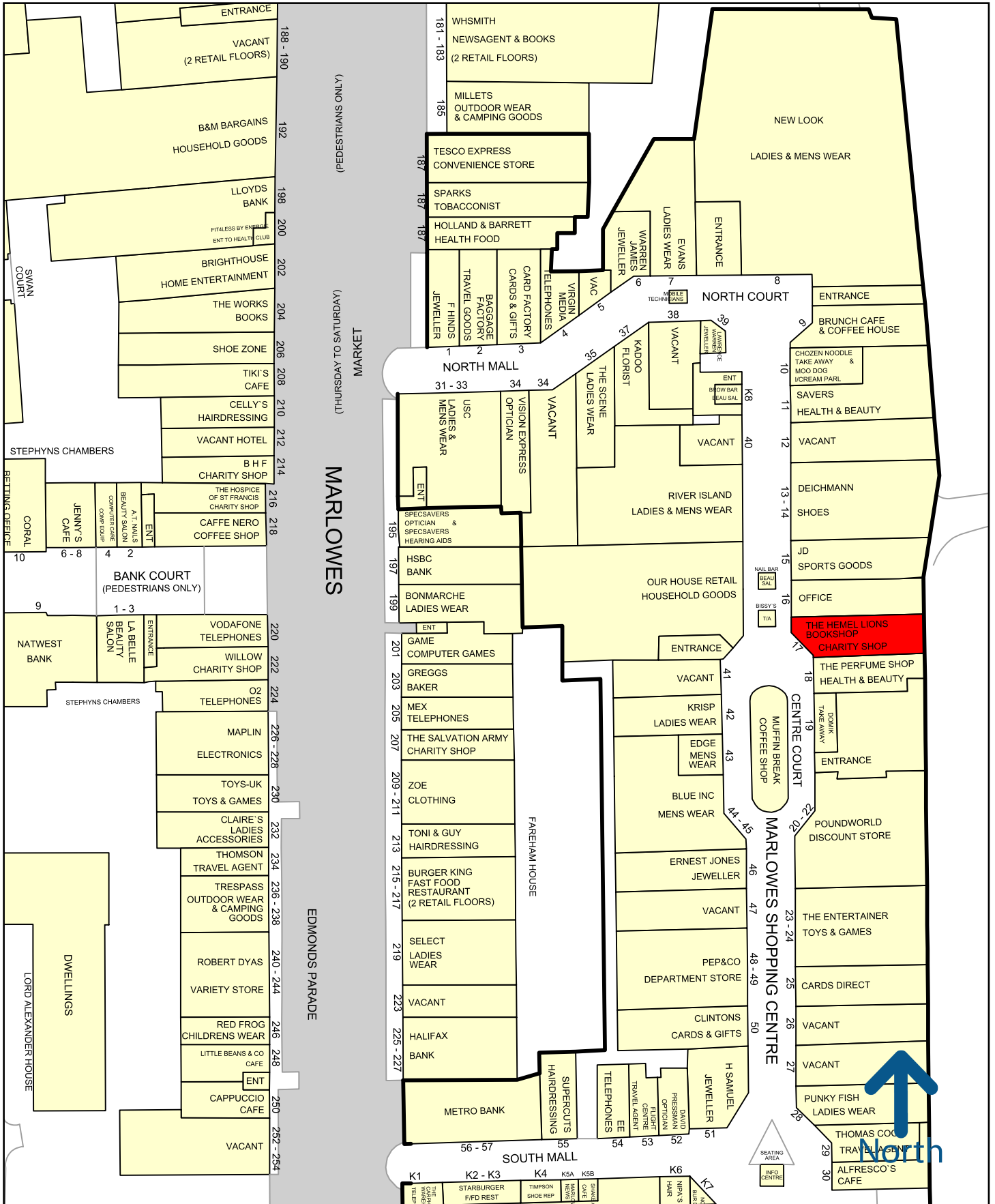
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