

# DOUBLE FRONTED SHOP TO LET

**HEMEL HEMPSTEAD**  
**209 - 211 MARLOWES, HP1 1BL**

**brasier freeth.**  
CHARTERED SURVEYORS

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

**01442 263033**  
www.brasierfreeth.com



## LOCATION

The double unit shop occupies a prominent position on the superior side of the prime pedestrianised pitch between the north and south entrances to The Marlowes Shopping Centre, anchored by **Marks & Spencer** and **Wilkinson**. The shop is a short distance from the Riverside Shopping Centre where **Debenhams**, **Starbucks**, **H&M**, **Monsoon** and **Clarks** trade from. Other retailers in the immediate vicinity include **Game**, **Greggs**, **Toni & Guy**, **Burger King**, **Primark** and **Next**.

## DESCRIPTION

The unit is arranged over ground and first floor levels. Toilet facilities are located on the first floor.

## ACCOMMODATION

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

|                         |             |             |
|-------------------------|-------------|-------------|
| Internal Width          | 39 ft 8 ins | 12.09 m     |
| Shop Depth              | 70 ft 3 ins | 21.42 m     |
| Ground Floor            | 2,766 sq ft | 257.00 sq m |
| First Floor Anc Storage | 931 sq ft   | 86.56 sq m  |
| Total Area              | 3,697 sq ft | 343.50 sq m |

## TERMS

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

## RENT

**£85,000 per annum exclusive** plus VAT (if applicable).

## SERVICE CHARGE

**£1,241 per annum exclusive** plus VAT (if applicable).

## INSURANCE PREMIUM

**£1,828 per annum exclusive.**

## EPC

Details available upon request. Rating – D 100

## RATES

We have been verbally informed by the Local Charging Authority that the premises are assessed as follows:-

|                                     |                |
|-------------------------------------|----------------|
| Rateable Value                      | <b>£95,500</b> |
| Rates payable year to 31 March 2017 | <b>£47,463</b> |

## LEGAL COSTS

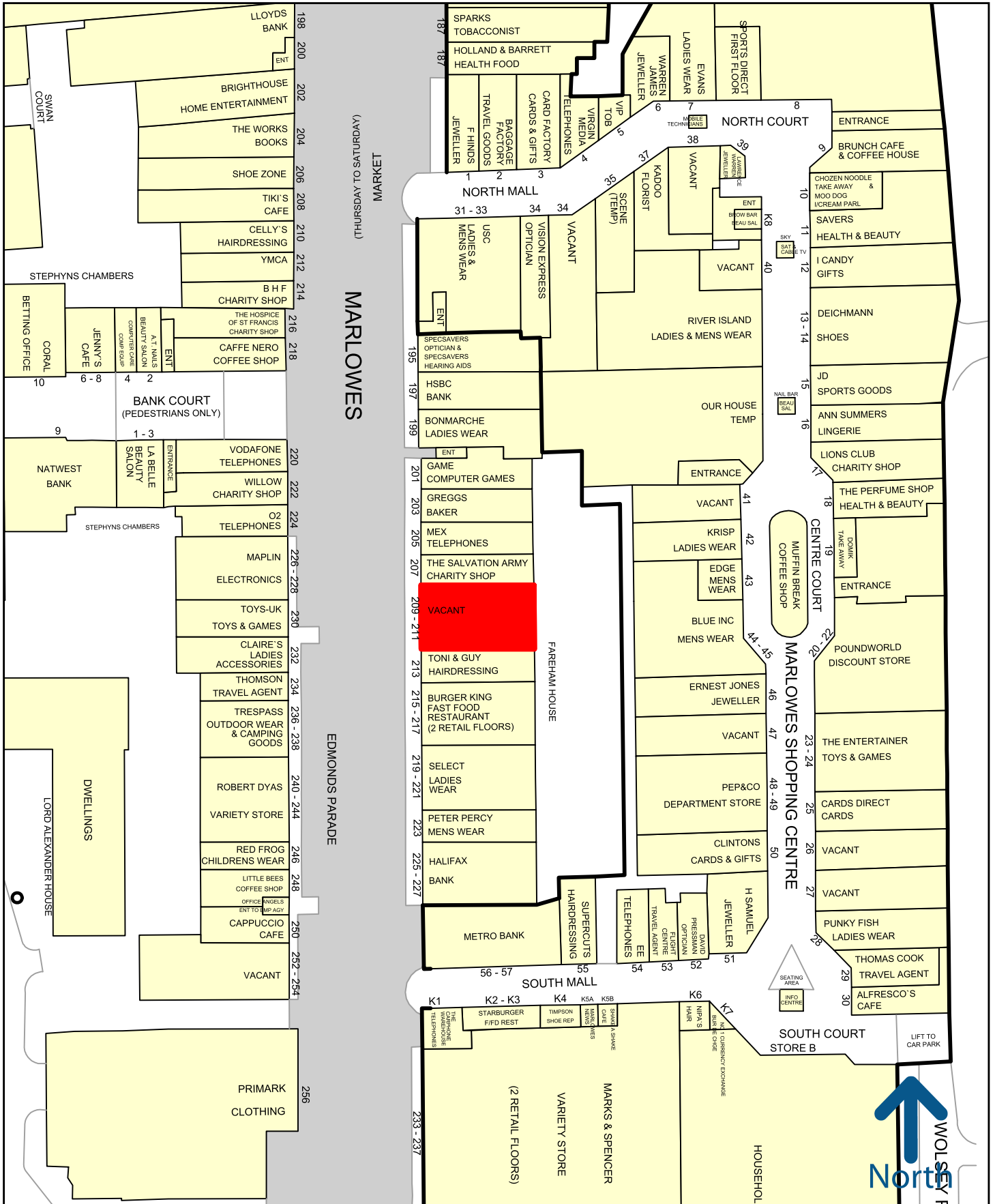
Each party are to be responsible for their own legal costs incurred in this transaction.

**VIEWING** | Strictly by appointment through this office with:

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**Capital & Regional**



Experian Goad Plan Created: 22/02/2017  
Created By: Brasier Freeth

