

# RETAIL UNIT TO LET

**HEMEL HEMPSTEAD**  
**UNIT 38 MARLOWES SHOPPING CENTRE, HP1 1DX**

**brasier  
freeth.**  
CHARTERED SURVEYORS

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

**01442 263033**  
www.brasierfreeth.com



## LOCATION

This unit is located in a prominent position in the North Mall of The Marlowes Shopping Centre directly opposite **Warren James** and **New Look**. Other major retailers located close by include **Marks & Spencer**, **Wilkinsons**, **Pound World** and **River Island**.

## DESCRIPTION

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

## ACCOMMODATION

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

<b>Internal Width</b>	29 ft	8.82 m
<b>Shop Depth</b>	38 ft 9 ins	11.87 m
<b>Ground Floor Sales</b>	1,331 sq ft	123.65 sq m
<b>First Floor Ancillary</b>	292 sq ft	27.13 sq m
<b>Total Area</b>	<b>1,623 sq ft</b>	<b>144.77 sq m</b>

## TERMS

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

## RENT

**£48,500 per annum exclusive** plus VAT (if applicable).

## SERVICE CHARGE

**£10,889 per annum exclusive** plus VAT (if applicable).

## INSURANCE PREMIUM

**£436.00 per annum exclusive.**

## EPC

Details available upon request. Rating – G 243

## RATES

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

**Rateable Value** **£67,000**  
**Rates payable year to 31 March 2017** **£33,299**

## LEGAL COSTS

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

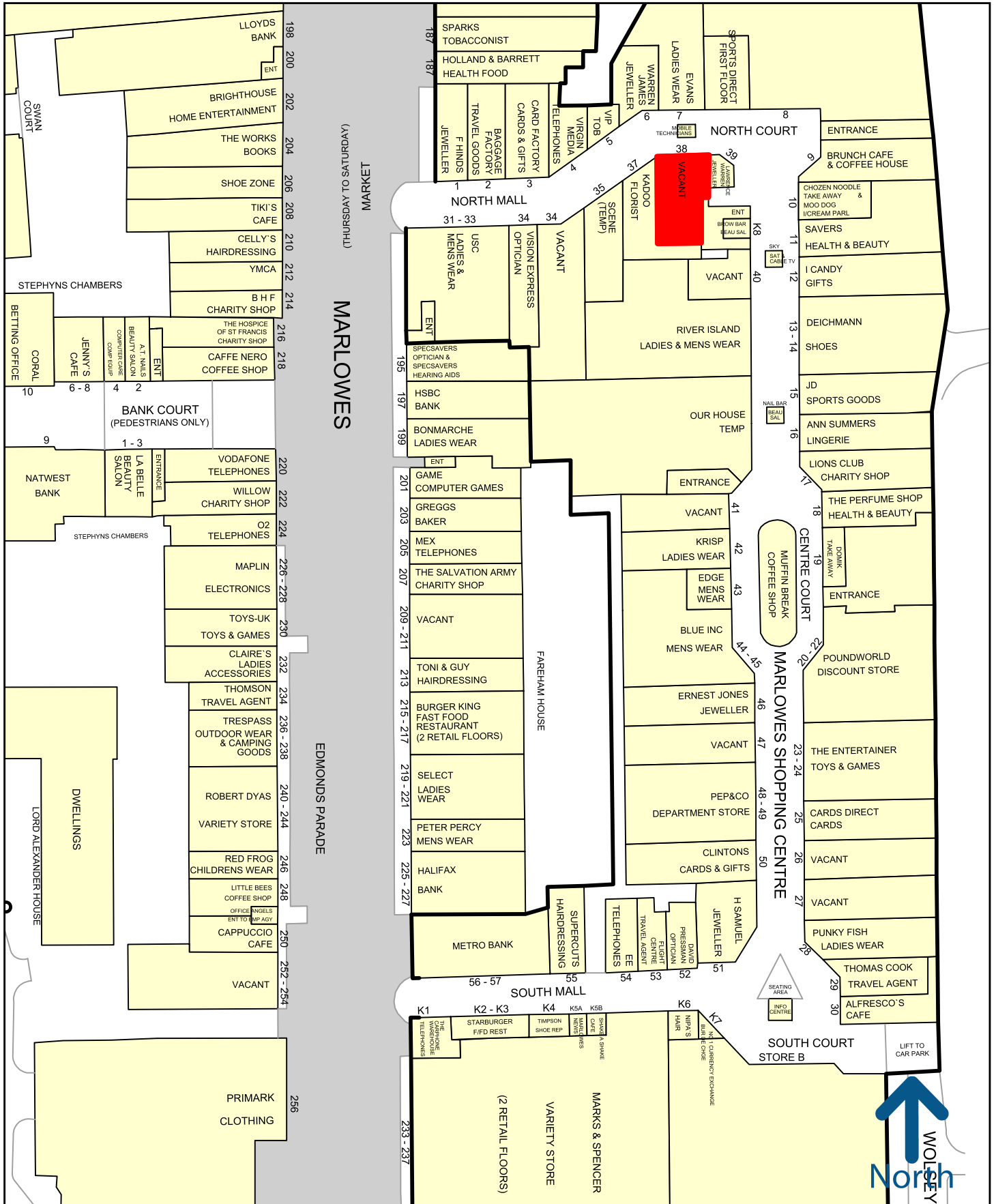
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**VIEWING** | Strictly by appointment through this office with:

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**Capital &  
Regional**



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Created By: Brasier Freeth

