

# RETAIL UNIT TO LET

## HEMEL HEMPSTEAD

UNIT 40 MARLOWES SHOPPING CENTRE, HP1 1DX

**brasier  
freeth.**

CHARTERED SURVEYORS

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

**01442 263033**

[www.brasierfreeth.com](http://www.brasierfreeth.com)



### LOCATION

This unit comprises a prominent position towards the North end of The Marlowes Shopping Centre where notable retailers include **New Look, Marks & Spencer, Wilkinson's, Pound World** and **The Entertainer**.

### DESCRIPTION

The unit is arranged over ground floor in a shell state ready for tenants fit-out. Staff room and toilet facilities are located on the first floor.

### ACCOMMODATION

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

Internal Width	32 ft 6 ins	9.95 m
Shop Depth	42 ft 3 ins	12.91 m
Ground Floor Sales	2,013 sq ft	187.00 sq m
First Floor Ancillary	45 sq ft	4.18 sq m
Second Floor Ancillary	323 sq ft	30.00 sq m
Total Area	2,381 sq ft	221.18 sq m

### TERMS

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

### RENT

**£55,000 per annum exclusive** plus VAT (if applicable).

### SERVICE CHARGE

**£21,835 per annum exclusive** plus VAT (if applicable).

### INSURANCE PREMIUM

**£866.00 per annum exclusive.**

### EPC

Details available upon request. Rating – D 83

### RATES

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

Rateable Value	<b>£58,000</b>
Rates payable year to 31 March 2017	<b>£28,826</b>

### LEGAL COSTS

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

FILE NO 17230

### VIEWING

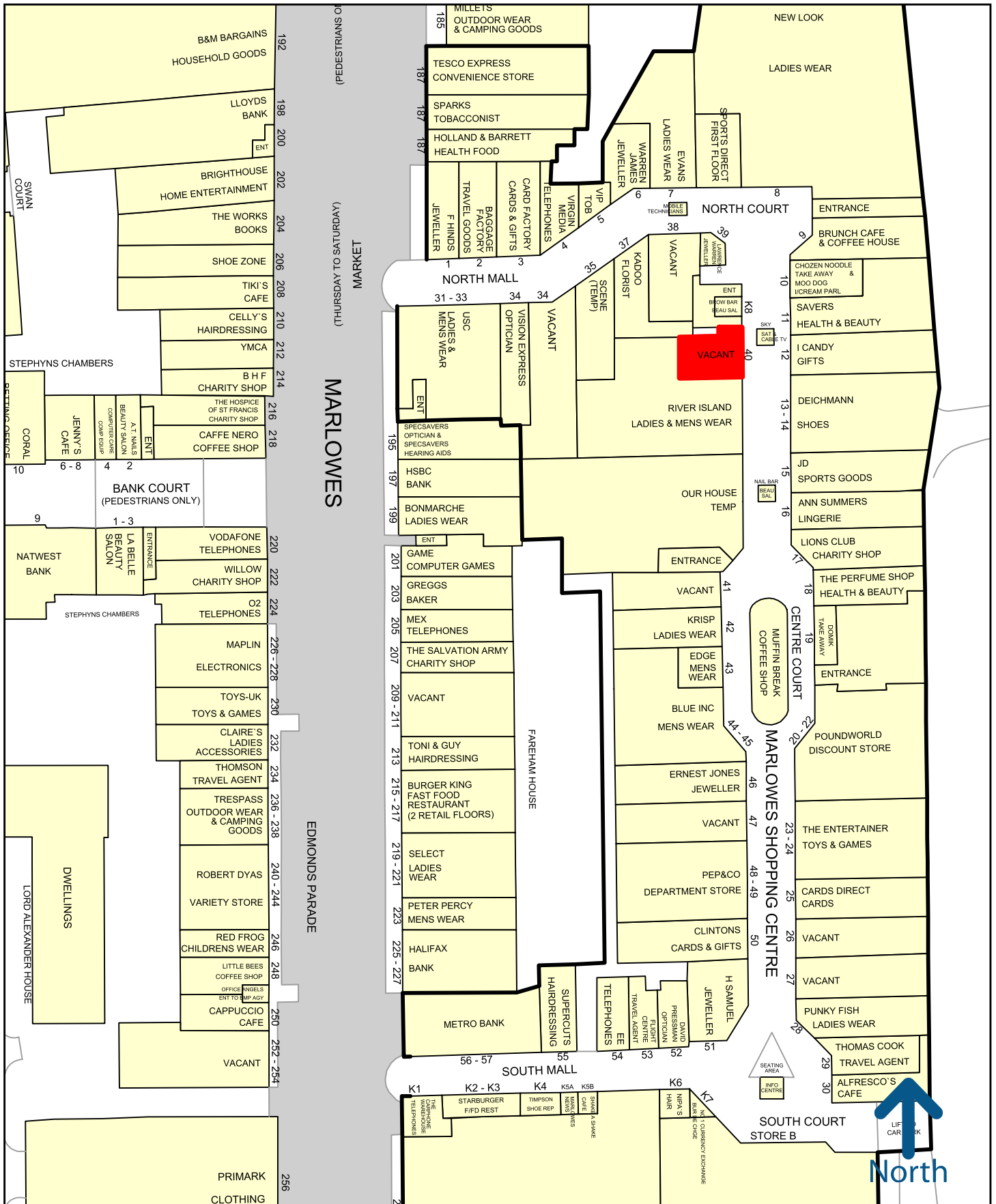
Strictly by appointment through this office with:

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**Capital &  
Regional**

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



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