

RETAIL UNIT TO LET

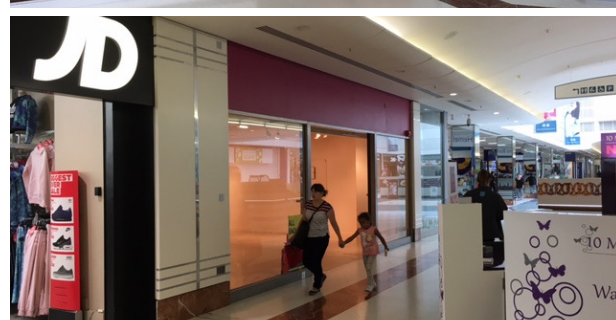
HEMEL HEMPSTEAD UNIT 16 MARLOWES SHOPPING CENTRE, HP1 1DX

**brasier
freeth.**
CHARTERED SURVEYORS

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

01442 263033
www.brasierfreeth.com

**** Winners of an Estates Gazette 'Most Active Regional Agent' Competition from 2008 – 2016 ****



LOCATION

The unit is located in a prominent position adjacent to the Centre Court towards the North Mall of the Marlowes Shopping Centre. The unit is opposite **River Island** and adjacent to **JD Sports**. Other major retailers located close by include **Deichmann**, **New Look** and **Sports Direct**.

DESCRIPTION

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

ACCOMMODATION

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

Internal Width	6.96 m	32 ft 7 ins
Shop Depth	21.01 m	68 ft 9 ins
Ground Floor Sales	141.10 sq m	1,519 sq ft
Second Floor Ancillary	74.32 sq m	800 sq ft
Total Area	215.42 sq m	2,319 sq ft

TERMS

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

RENT

£49,000 per annum exclusive plus VAT (if applicable).

SERVICE CHARGE

£22,453 per annum exclusive plus VAT (if applicable)

INSURANCE

£599 per annum exclusive.

EPC

Details available upon request. Rating – G 236.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £45,500.

For rates payable for year to 31 March 2018 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.

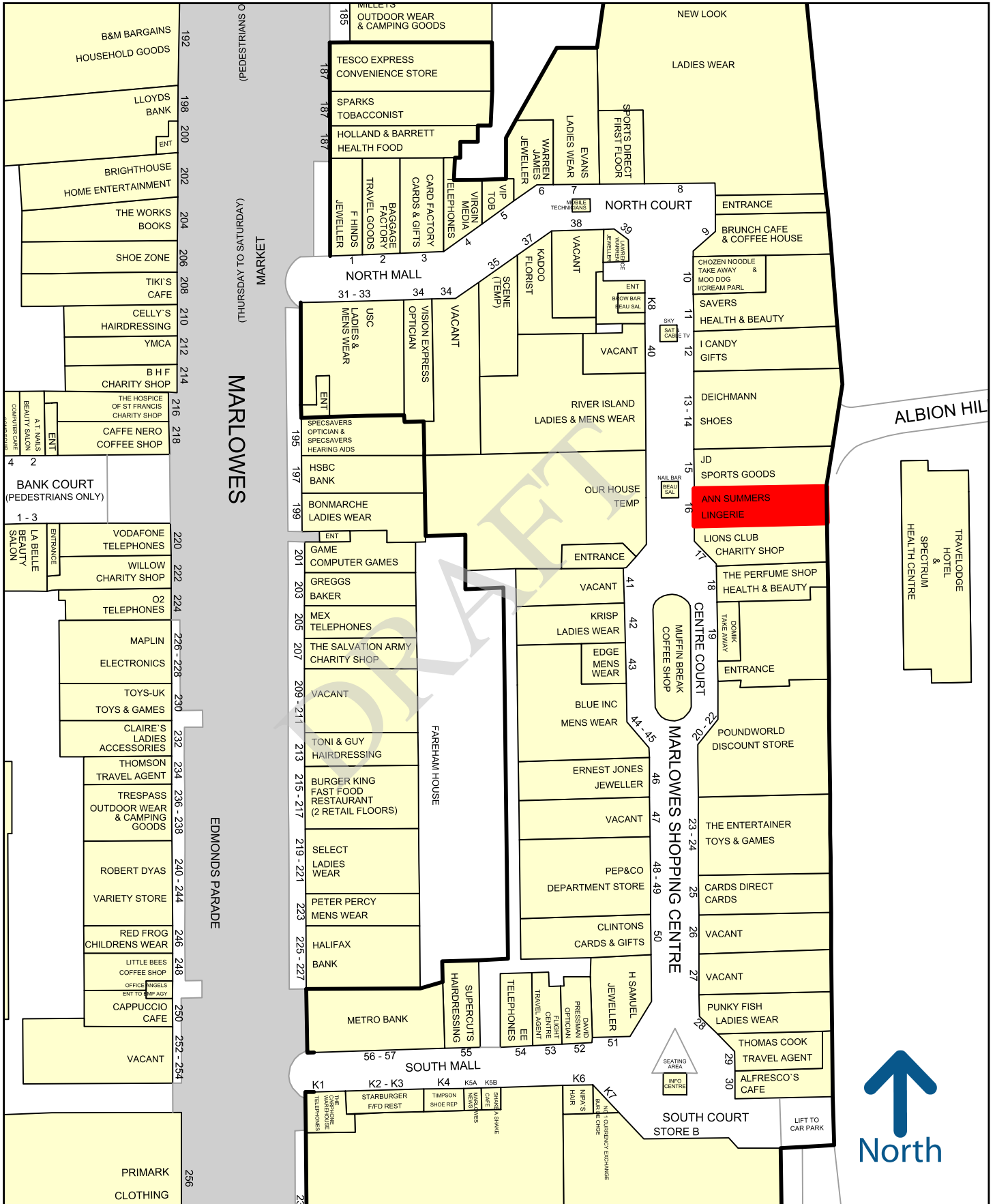
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Regional**



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