

On the Instruction of Barclays Bank

LONG LEASEHOLD INTEREST – BANK BRANCH ONLY

HEMEL HEMPSTEAD, 35 Wood Lane End, HP2 4RA



Key Features

- Bank branch use only within lease
- Part of a defined three-unit retail area
- Ample parking outside unit

Viewing

By appointment via this office:

Adam Caplan

t: + 44 20 7182 2650
m: + 44 77530 300 982
e: adam.caplan@cbre.com

CBRE Limited

Henrietta House, Henrietta Place
London W1G 0NB

www.cbre.co.uk/retail

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Location

Property is located in Hemel Hempstead - a large town in Hertfordshire in the East of England, 24 miles northwest of London. It has good road links as it is situated between the M1 and M25. It is 10 miles from Luton and just under 20 miles from Aylesbury. The main retail offering in the town houses well known multiples including **Waterstones** and **Topshop**.

Description

The demise available is a ground floor only unit. The ground floor was previously occupied by customer facing bank branch. A strong room is located on the ground floor to the rear of the site. The unit can only be used for bank branch operation, due to a restrictive lease clause.

Accommodation

Ground Floor Sales	210.23 sq m	2,263 sq ft
Total	210.23 sq m	2,263 sq ft

Tenure

The property is held on an existing FRI lease due to expire June 2065 at a passing rent of **£7,300** per annum exclusive with no rent reviews contracted before the end of the lease. The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954.

Consideration

Offers accepted on the basis of assignment from bank operators only.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the bank is £30,750 and the rates payable are £14,760 pa. The UBR for 2018/2019 is 48p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

An EPC can be made available upon request.

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Not to scale.

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