

# LOCK-UP SHOP TO LET A1/A2 USE

HEMEL HEMPSTEAD  
145 MARLOWES, HP1 1BB

**brasier  
freeth.**  
CHARTERED SURVEYORS

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

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**\*\* Winners of an Estates Gazette 'Most Active Regional Agent' Competition from 2008 – 2018 \*\***



## LOCATION

The shop is located at the end of the Marlowes directly adjacent to the bus terminus and close to the corner of Bridge Street.

Other retailers located close by are **Boots the Chemist, Poundland, WH Smith, Santander, Creams** and **Superdrug**.

## DESCRIPTION

The property comprises ground floor retail and first floor storage/office use. The property was previously used by Swinton Insurance Brokers and benefits from suspended ceiling, lighting and carpeting. The first floor benefits from rear loading, staff kitchen and 2 toilets. The unit has 2 parking spaces.

The Planning uses for this property are A1 and A2.

## ACCOMMODATION

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

Shop Depth	15.46 m	51 ft
Shop Width	5.76 m	19 ft
Ground Floor	74.88 sq m	806 sq ft
First Floor	84.25 sq m	907 sq ft
<b>Total NIA</b>	<b>159.10 sq m</b>	<b>1,713 sq ft</b>

## TERMS

The premises are available to let on a new lease for a term to be agreed.

## RENT

**£24,000 per annum exclusive** plus VAT (if applicable).

## EPC

Details available upon request. Rating – F - 135.

## RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value £22,750.

For rates payable for year to 31 March 2018 please refer to the Local Charging Authority, Dacorum Borough Council – 01442 228268.

## LEGAL COSTS

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

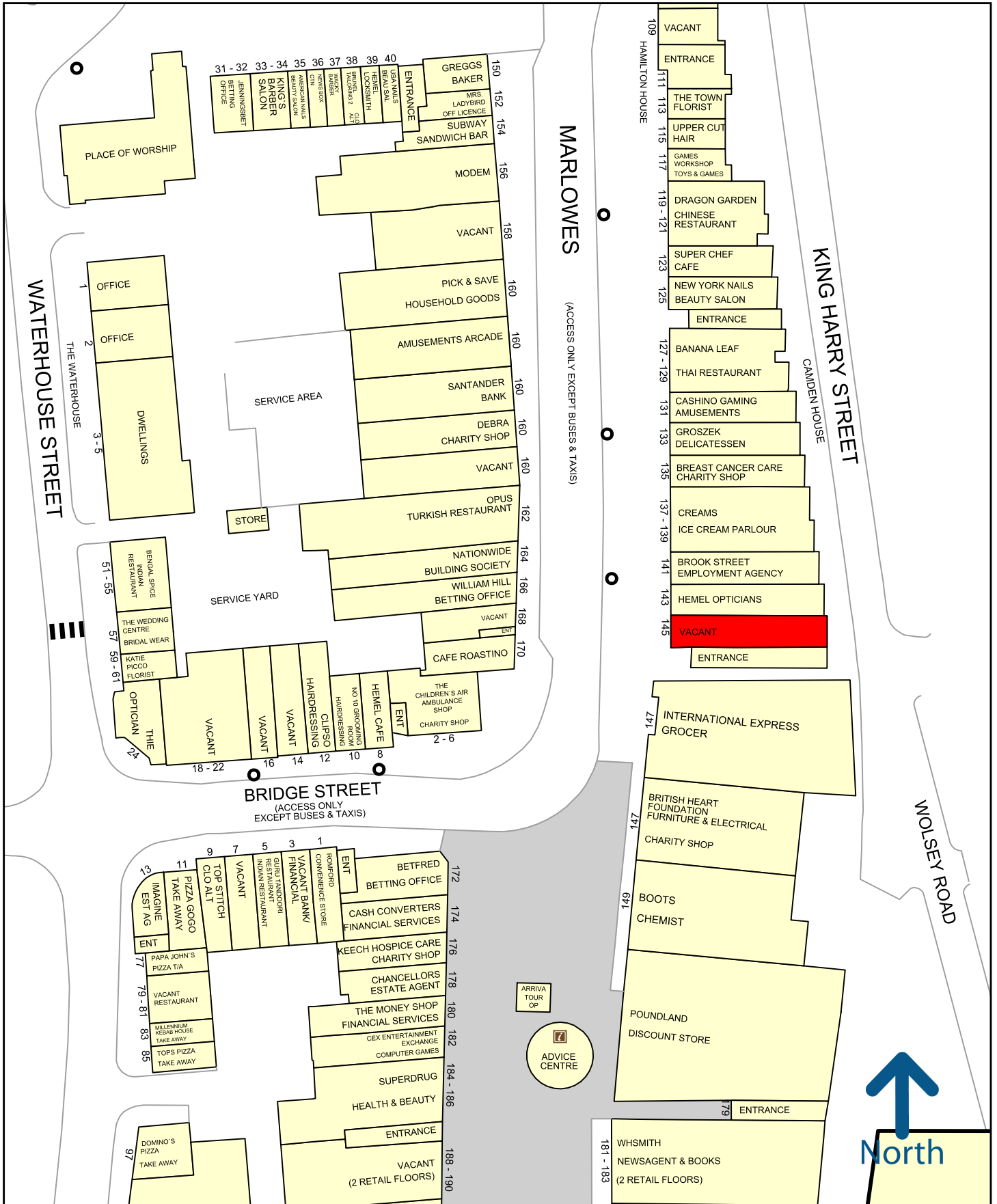
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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



Experian Goad Plan Created: 10/12/2018  
Created By: Brasier Freeth

