

# PRIME SHOP TO LET

## HEMEL HEMPSTEAD UNIT 27 MARLOWES SHOPPING CENTRE, HP1 1DX

**brasier  
freeth.**  
CHARTERED SURVEYORS

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

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### LOCATION

This unit is located on the eastern side of the Centre Court of The Marlowes Shopping Centre with other notable retailers located close by being **Clintons**, **PEP & Co**, **Marks and Spencer** and **Wilkinsons**.

### DESCRIPTION

The unit benefits from a ground floor sales area with a staff room, storage and toilet facilities on the first floor.

### ACCOMMODATION

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

<b>Internal Width</b>	7.09 m	23 ft 3 ins
<b>Shop Depth</b>	14.87 m	48 ft 9 ins
<b>Ground Floor Sales</b>	165.2 sq m	1,778 sq ft
<b>First Floor Ancillary</b>	26.7 sq m	288 sq ft

### LEASE

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

**£12,060 per annum exclusive** plus VAT (if applicable).

### INSURANCE

**£369.00 per annum exclusive** plus VAT (if applicable).

### EPC

Details available upon request. Rating – G 229

### RATES

The VOA website shows an entry in the Draft 2017 Rating List of Rateable Value - £43,500.

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.

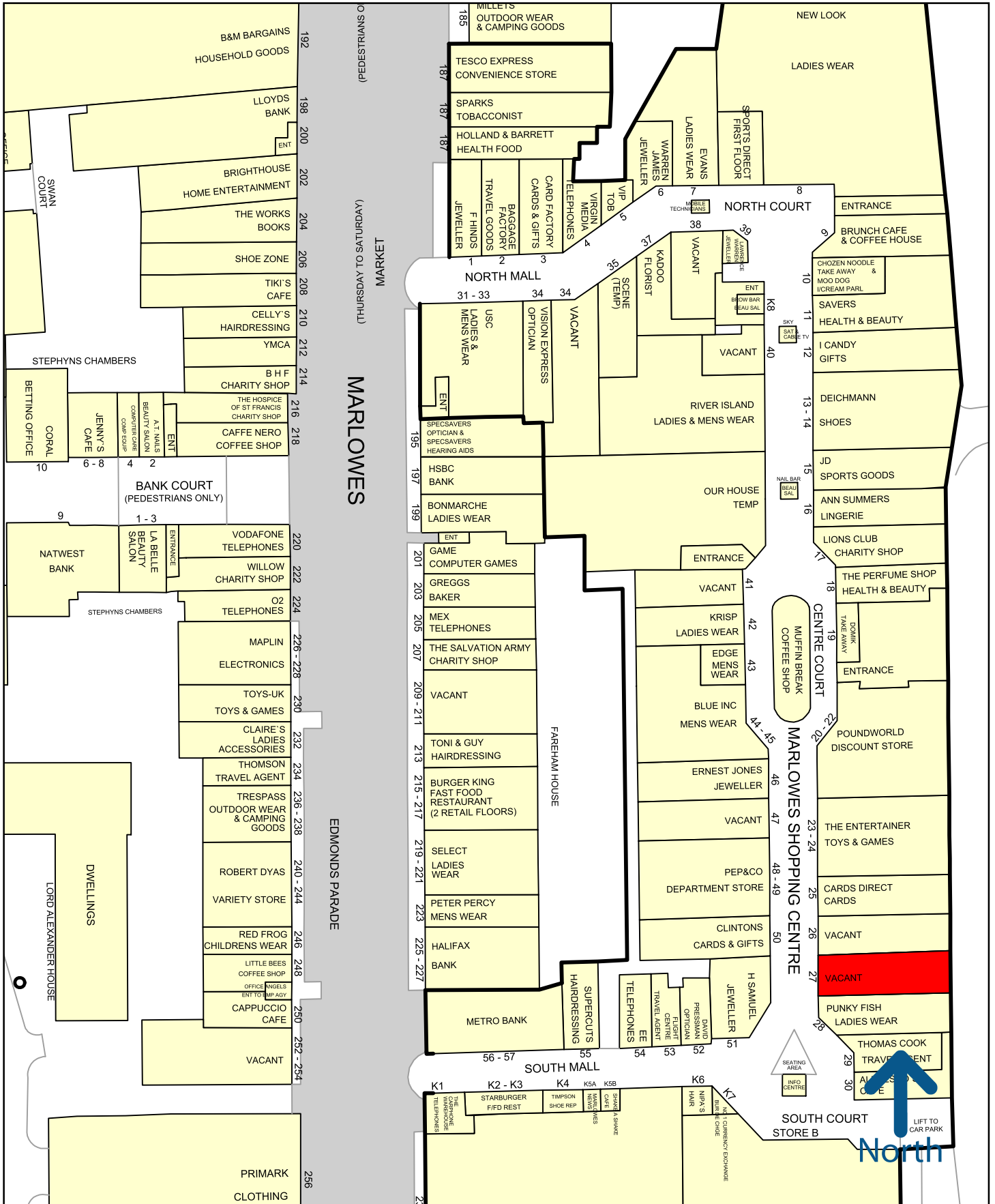
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**VIEWING** | Strictly by appointment through this office with:

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**Capital &  
Regional**



Experian Goad Plan Created: 20/03/2017  
Created By: Brasier Freeth

