

SHOP WITH UPPER PART TO LET

HEMEL HEMPSTEAD
10-12 LAWN LANE, HP3 9HH

**brasier
freeth.**
CHARTERED SURVEYORS

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

01442 263033

www.brasierfreeth.com



LOCATION

The property is located on the western side of Lawn Lane close to the 'magic roundabout' in Hemel Hempstead town centre. Other retail properties located close by include various takeaway food operators, tanning/beauty therapy, funeral parlour, financial services and builders' merchants.

DESCRIPTION

The property comprises a ground floor open plan sales area together with a WC to the rear. In addition, stairs lead to the first floor which has been used for office/storage and benefits from a second WC.

ACCOMMODATION

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

Shop Depth	7.00 m	23 ft
Shop Width	10.80 m	35 ft 6 in
Ground Floor	93.55 sq m	1,007 sq ft
First Floor	78.78 sq m	848 sq ft
Total	172.33 sq m	1,855 sq ft

TERMS

The property is available to let on a new lease with terms to be agreed.

RENT

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

EPC

An EPC has been commissioned and is awaited.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £10,750.

For rates payable for year to 31 March 2019 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.

HH000853

VIEWING | Strictly by appointment through this office with:

Philip Walker
01442 298809
philip.walker@brasierfreeth.com

Felix Sharman
01442 298810
felix.sharman@brasierfreeth.com

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.