

# A3/A5 RETAIL UNIT TO LET

HEMEL HEMPSTEAD  
81 WATERHOUSE STREET, HP1 1ED

**brasier  
freeth.**  
CHARTERED SURVEYORS

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## LOCATION

The property is located in Waterhouse Street close to similar uses including a pizza takeaway and kebab shop. The property is opposite the newly sited town centre taxi rank and the Water Gardens car park, one of the principal car parks in the town.

## DESCRIPTION

The property comprises a single retail unit with A3 and A5 planning use. A full height glass shop front has been installed in conjunction with adjacent unit. The unit is offered in shell form ready for tenant's fit-out. To the rear, a new fire door has been installed for access to loading. The premises will be provided with services required.

## ACCOMMODATION

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

|            |            |            |
|------------|------------|------------|
| Shop Width | 4.44 m     | 14 ft 6 in |
| Shop Depth | 12.88 m    | 42 ft 3 in |
| Total Area | 51.75 sq m | 557 sq ft  |

## TERMS

Available to let on a new lease with terms to be agreed.

## RENT

**£18,000 per annum exclusive** plus VAT (if applicable).

## EPC

EPC Rating: New Rating to be taken.

## RATES

Business rates for this unit are to be re-assessed.

For rates payable to year 31st March 2020, please refer to the Local Charging Authority, Dacorum Borough Council - 01442 228000.

## LEGAL COSTS

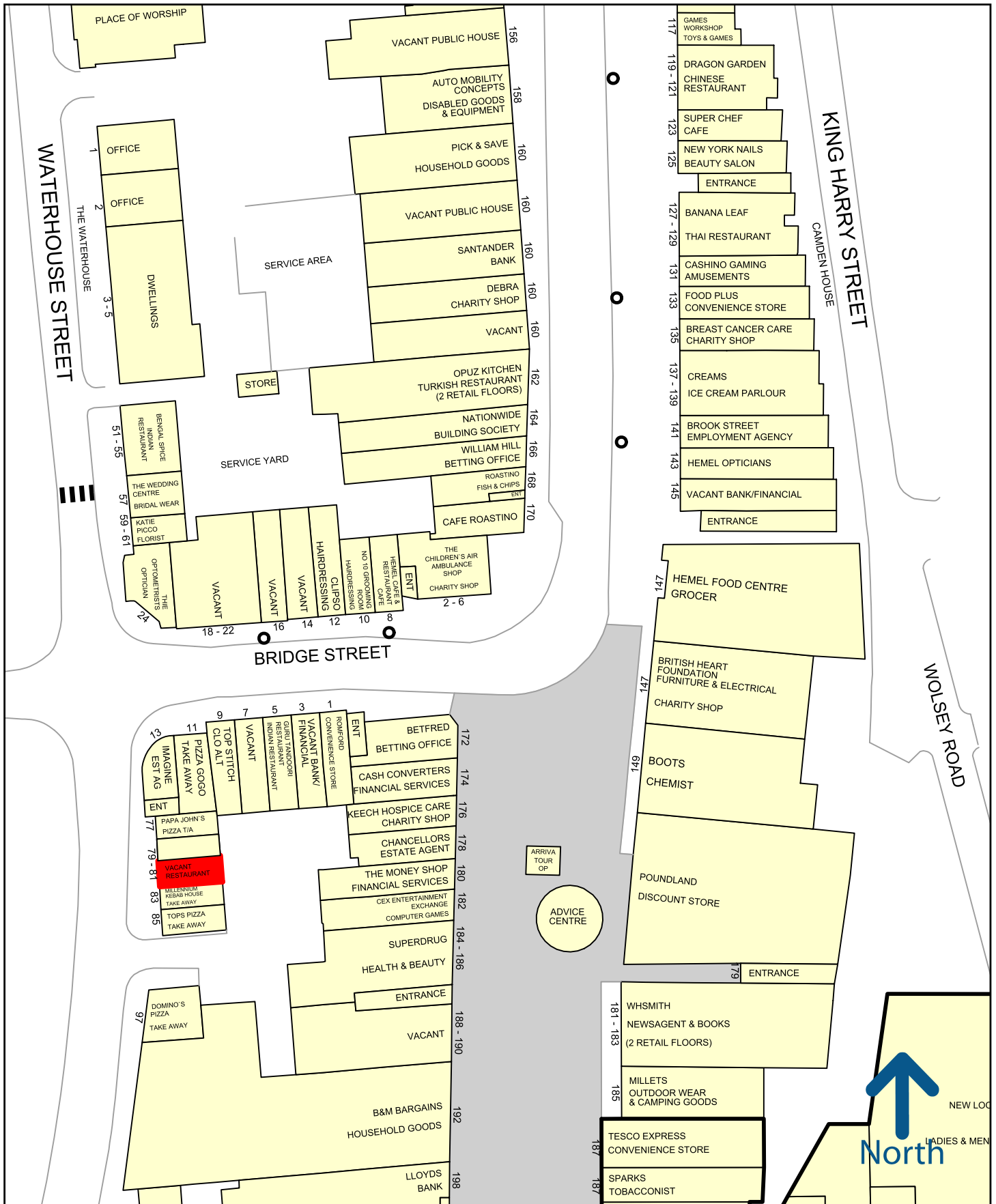
Each party to be responsible for their own legal costs in this transaction.

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

Philip Walker  
01442 298809  
[philip.walker@brasierfreeth.com](mailto:philip.walker@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.



50 metres

Experian Goad Plan Created: 29/01/2019  
Created By: Brasier Freeth

