

LOCK UP SHOP TO LET

HEMEL HEMPSTEAD
141 MARLOWES, HP1 1BB

**brasier
freeth.**
CHARTERED SURVEYORS

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

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LOCATION

The shop is located on the raised platform area at the northern end of the main retail area of the Marlowes opposite the busy bus terminus and close to Creams Gelato Company. Other retailers located close by are **Boots the Chemist, Poundland, WH Smith, Santander, Superdrug** and the new **Opuz (Mediterranean) Restaurant**.

DESCRIPTION

The property comprises ground floor retail and first floor storage/office use. The first floor allows for rear loading, staff kitchen facilities and two WC's. The unit has two parking spaces to the rear. The unit was previously used as a recruitment agency which has A2 use providing suspended ceiling, lighting and carpeting with an open plan ground floor. The shop has a full height glass frontage. Planning uses are A1 and A2.

ACCOMMODATION

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

Shop frontage	5.71 m	18 ft 7 in
Shop depth	15.50 m	50 ft 8 in
Ground floor	83.07 sq m	894 sq ft
First floor	73.40 sq m	790 sq ft
Total	156.50 sq m	1,684 sq ft

TERMS

The property is available on a new lease for a term to be agreed.

RENT

£22,200 per annum exclusive plus VAT (if applicable).

EPC

Details available upon request. Rating - E 116.

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 2020 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.

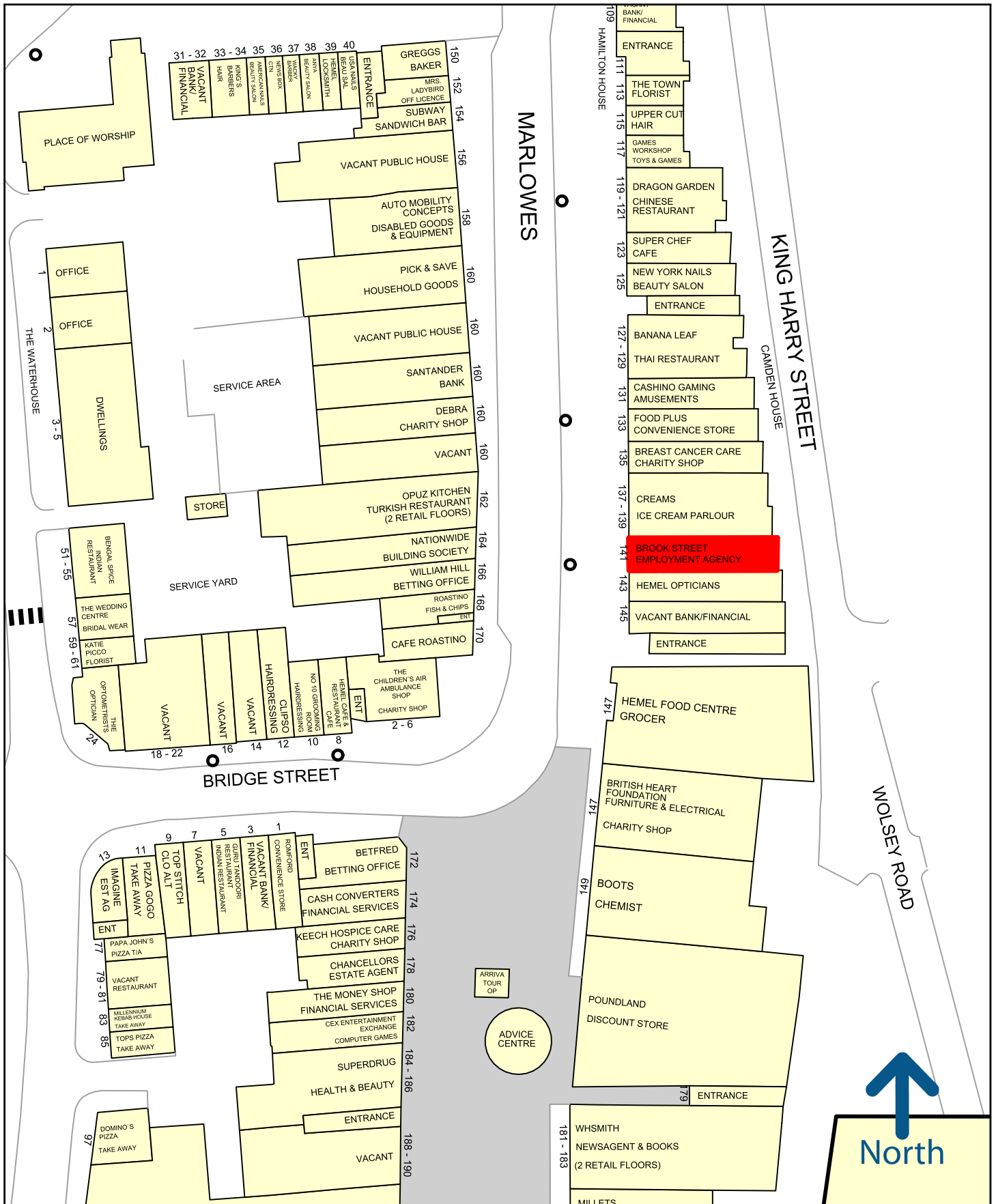
VIEWING | Strictly by appointment through this office with:

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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.

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Created By: Brasier Freeth