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RETAIL UNIT TO LET 142 MARLOWES HEMEL HEMPSTEAD HP1 1EZ



Location

The property is located towards the northern end of the Marlowes, with local occupiers offering a variety of existing food/take-away selections, of which includes: KFC, Turkish Delight (kebabs/burgers), Fireaway Pizza (newly opened) and a number of chicken offerings including Pepe's Piri Piri Chicken. Local retail operators include A-Plan Insurance and Kall Kwick (Printing).

The unit is situated close to the main Hemel Hempstead bus terminus providing access to Hemel station, and within proximity to the Council Forum building. The town centre has recently received significant infrastructure and community investment alongside substantial re-development and expansion of numerous large sites and office buildings across the town, creating new dwellings and employment opportunities.

Description

The property comprises a ground floor lock up shop only with kitchenette, toilet and rear access. The premises currently operates as an Estate Agency Office under an A2 User Class Order, suitable for use within Class E or other applicable uses subject to planning consent (A5 Takeaway).

Lease

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

EPC

The property has an EPC rating of E-112.

Accommodation

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

Net frontage	5.26 m	17 ft 3 ins
Ground floor	63.20 Sq. m	680 Sq. ft
Staff room	7.70 Sq. m	83 Sq. ft
Total	70.90 Sq. m	763 Sq. ft

Rent

£25,000 per annum exclusive, paid quarterly in advance.

Rates

Due to the pandemic there is ongoing Government support during 2021/22.

The VOA website shows a Rateable Value of £19,500. For rates payable from 1st April 2021 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.

VIEWINGS - Strictly by appointment

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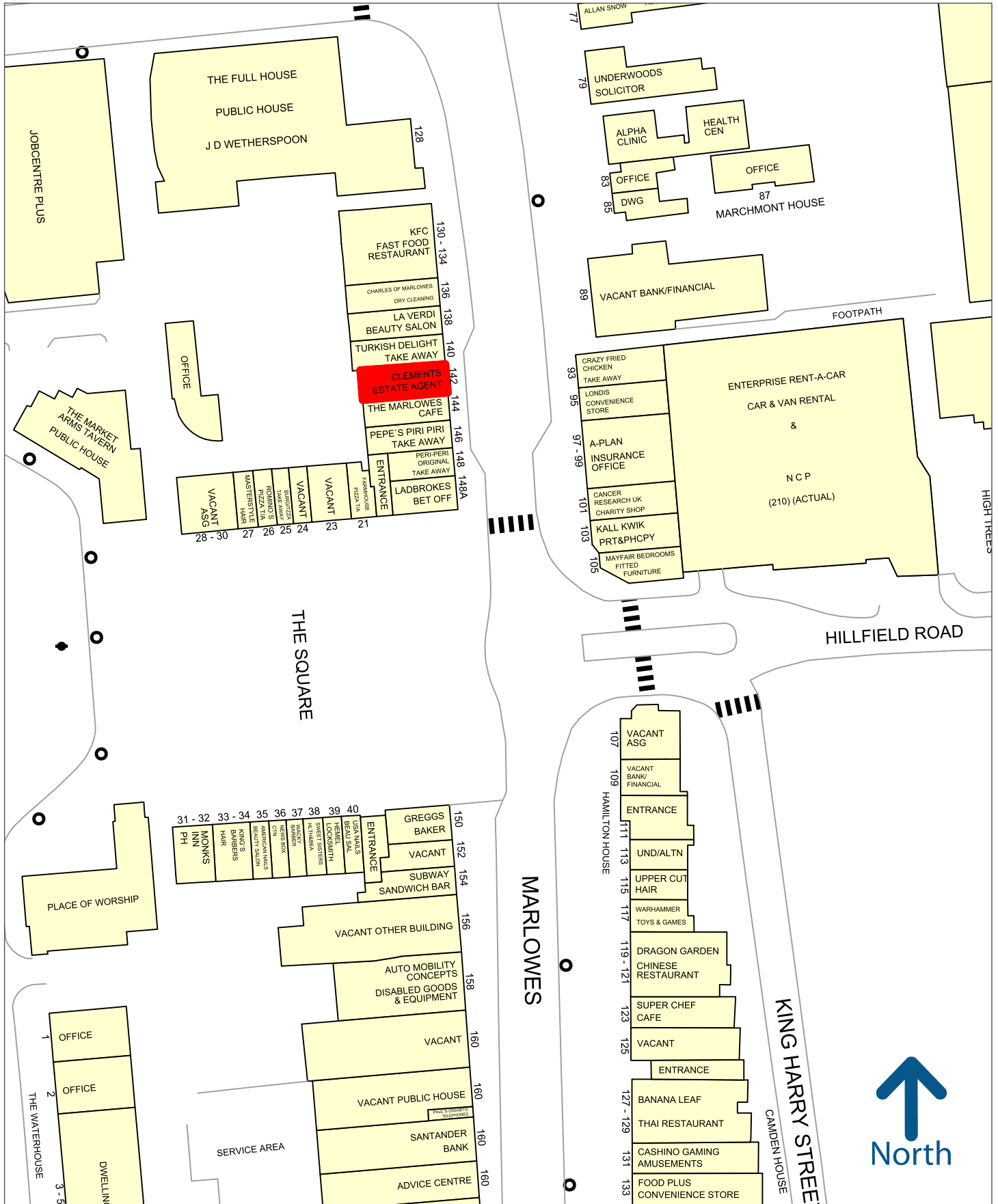
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