



Guide Price: £850,000

158 The Marlowes, Hemel Hempstead, HP1 1BA



Introduction

Prime Mixed-Use Freehold Investment & Development Opportunity

An exceptional opportunity to acquire a prominent mixed-use freehold asset located within the heart of Hemel Hempstead town centre, benefiting from strong income generation and significant future development potential.

The property is currently arranged as a ground floor commercial unit and first floor office accommodation, producing a combined rental income of £58,500 per annum.



FIG 01 - LOCATION: NATIONAL

Hemel Hempstead is located in the Dacorum district of Hertfordshire in the East of England. Hemel Hempstead is within the London commuter belt, approximately 26 miles north west of London.

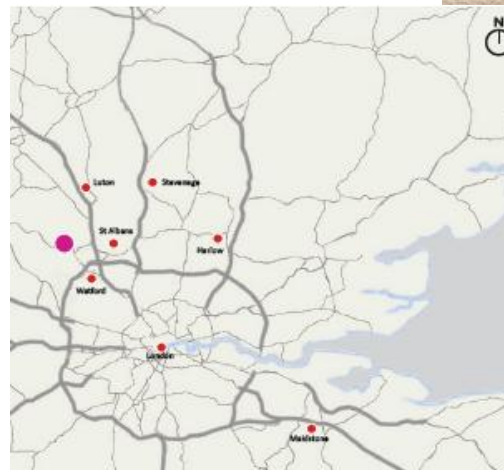


FIG 02 - LOCATION: REGIONAL

Hemel Hempstead and its environs are popular commuter bases that benefit from good road links enabling easy access to the M1 and M25 motorways. The A41, which bounds the town centre, offers direct connection to the M25 and London to the east, and Aylesbury, Buckinghamshire, to the west. The railway station is situated approximately 1 mile from the site in Boxmoor and offers frequent services between London Euston and the Midlands.

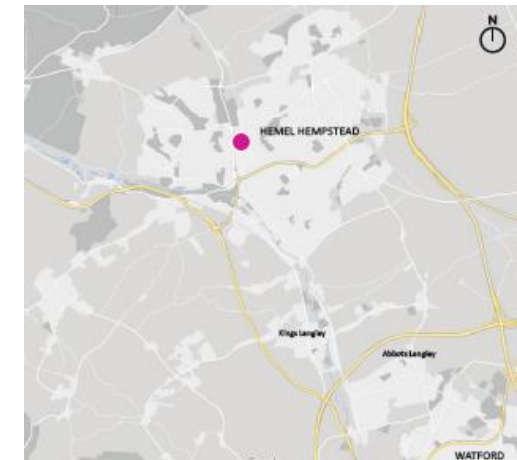


FIG 03 - LOCATION: LOCAL

The site is located on The Marlowes shopping area in the town centre with excellent access to the Town's bus station, indoor shopping complex, railway station and the A41. The site also sits within a short walking distance of urban amenities such as Gadebridge Park, Jellicoe Water + Flower Gardens and the Grand Union Canal.



Investment Summary

Ground Floor Commercial Unit

Let on a 15-year lease

Lease commencement: March 2025
Passing rent: £32,500 per annum

First Floor Office

Let on a 5-year lease

Lease commencement: January 2025

Passing rent: £26,000 per annum

First Floor Offices (Use Class B1)

Tenure: Freehold

EPC: To be confirmed (0)

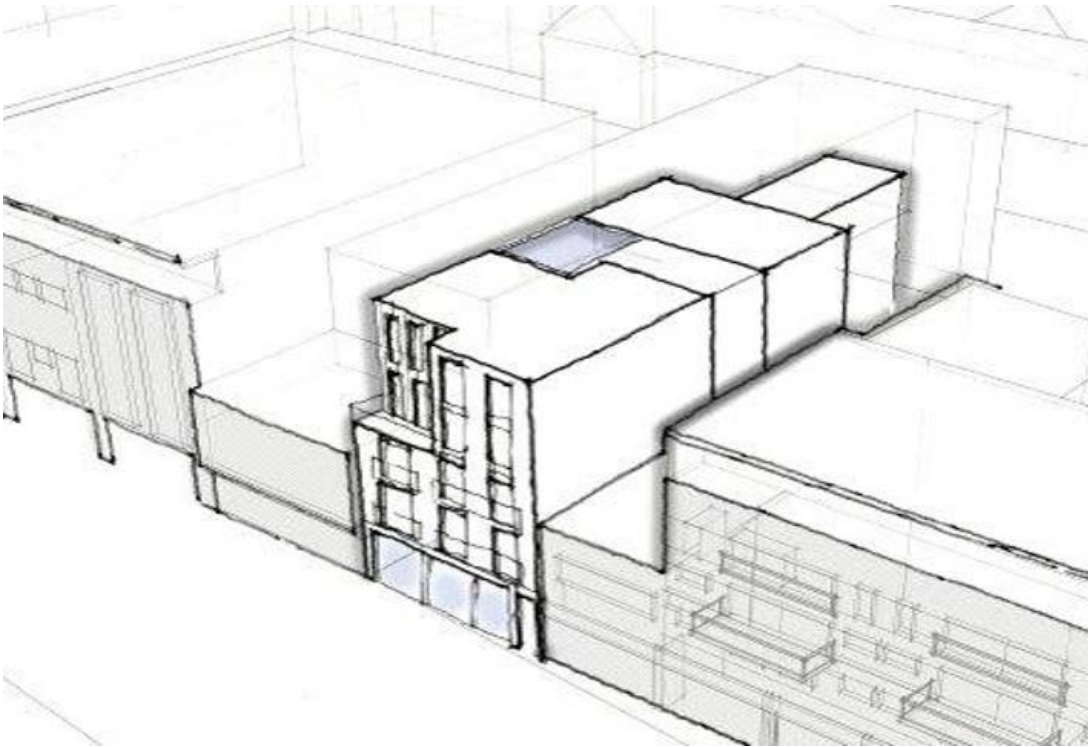




KEY FEATURES



- Prime Town Centre Freehold Investment
- Prominent Position on The Marlowes
- Ground Floor Commercial Unit Let on a New 15-Year Lease from March 2025
- First Floor Offices Let on a New 5-Year Lease from January 2025
- Producing a Combined Rental Income of £58,500 Per Annum
- Ground Floor Accommodation Extending to 2,400 sq ft
- First Floor Offices Extending to 2,594 sq ft
- Total Accommodation of Approximately 4,994 sq ft
- Rear Parking Provision



Development Potential

Pre-application proposal dated March 2023 for re-development to create 14 New Build Apartments. Decorum Borough Council positive response.

*All documents are available for review *

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.