

# 158 Marlowes | Hemel Hempstead | HP1 1BA

## Retail Unit | To Let | Subject to Vacant Possession

### Location

The shop is located towards the northern end of the Marlowes directly opposite the busy bus terminus and between Bridge Street and Market Square. Other retailers close by include Nisa Local, Poundland, Opuz Restaurant, Santander, Creams, Greggs and William Hill. Many other independent and destination retailers are located nearby making this a popular area of the town centre

### Description

The property comprises a ground floor retail space, previously used as a retail store. The unit benefits from suspended ceilings, LED lighting and WC provisions. Loading is from the rear and allocated parking spaces are available.

### Accommodation

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

Shop depth		20.20 m		66 ft 4 ins
Shop width (max)		7.47 m		24 ft 6 ins
Total GIA		154 Sq.m		1,657 Sq.ft

We have not inspected the property, the above areas are indicative and need to be verified.

### Terms

The premises are available to let on a new lease for a term to be agreed, subject to vacant possession.

### Rent

£35,000 per annum exclusive.

### EPC

An EPC has been commissioned and is awaited.

### Rates

The Rateable Value from April 2024 is £32,000.

For rates payable 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.



### Contact

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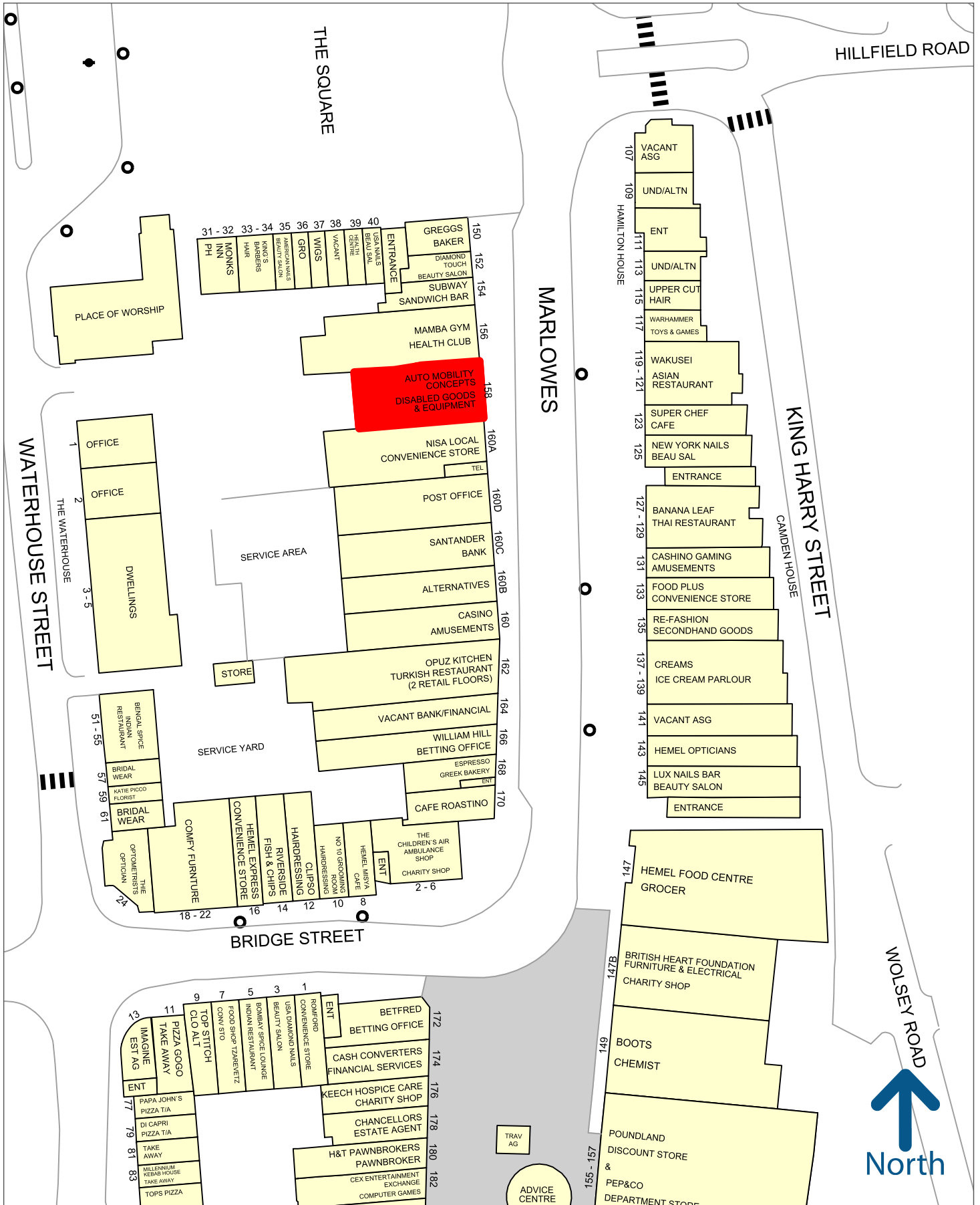
**VIEWINGS - Strictly by appointment**

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

\* Corporate structure and ownership details  
\* Identification and verification of ultimate beneficial owners  
\* Satisfactory proof of the source of funds for the Buyer/Tender/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >





50 metres

Experian Goad Plan Created: 28/11/2024  
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