



236-238 MARLOWES

HEMEL HEMPSTEAD, HP1 1DX

£59,000 PER ANNUM
RETAIL UNIT TO LET

- Double fronted ground-floor commercial unit providing 2,576 square feet (239.4 square metres)
- Located in a prominent position in Hemel Hempstead's primary shopping district
- Suitable for a range of uses
- Available with a new lease and no premium
- EPC Rating - TBC

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Location

The unit is positioned in a prominent location on the pedestrianised section of Marlowes, Hemel Hempstead's principal retail thoroughfare. The property is directly adjacent to the Marlowes Shopping Centre, which attracts a high volume of footfall. Nearby occupiers include Marks & Spencer, Primark, Robert Dyas, and a wide range of national and local tenants. This diverse mix of occupiers makes the location well suited to a range of retail, leisure, and service-based uses.

Hemel Hempstead is one of Hertfordshire's principal commercial centres, serving a substantial residential population and surrounding catchment. The area benefits from excellent road connectivity via the A41, M1 and M25, while regular rail services from Hemel Hempstead station provide direct connections to London Euston. The town centre has benefitted from continued investment and development.

Please note all times and distances given are approximate only.

Description

Double fronted ground-floor commercial unit providing 2,576 square feet (239.4 square metres). It has been most recently used as a clothing and equipment shop and is currently arranged as a sizeable sales area, kitchen/staff room, w/c, and storage space. Subject to obtaining appropriate consents, the unit would be suitable for a range of uses.

Please note that the sizes given have been provided by the VOA and are approximate only. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2026 Rateable Value: £55,000

UBR (2026/27): 43.0p/£

Rates Payable: £23,650

These figures have been provided by HMRC and are based on the the retail, hospitality, and leisure business multiplier. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the Dacorum Borough Council business rates department.

Terms

The property is available with a new FRI lease at £59,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

VAT

The property has been elected for VAT and will be payable at the prevailing rate.

Viewings

Viewings are strictly by appointment. Please contact Harston&Co or joint agent Brasier Freeth to arrange.



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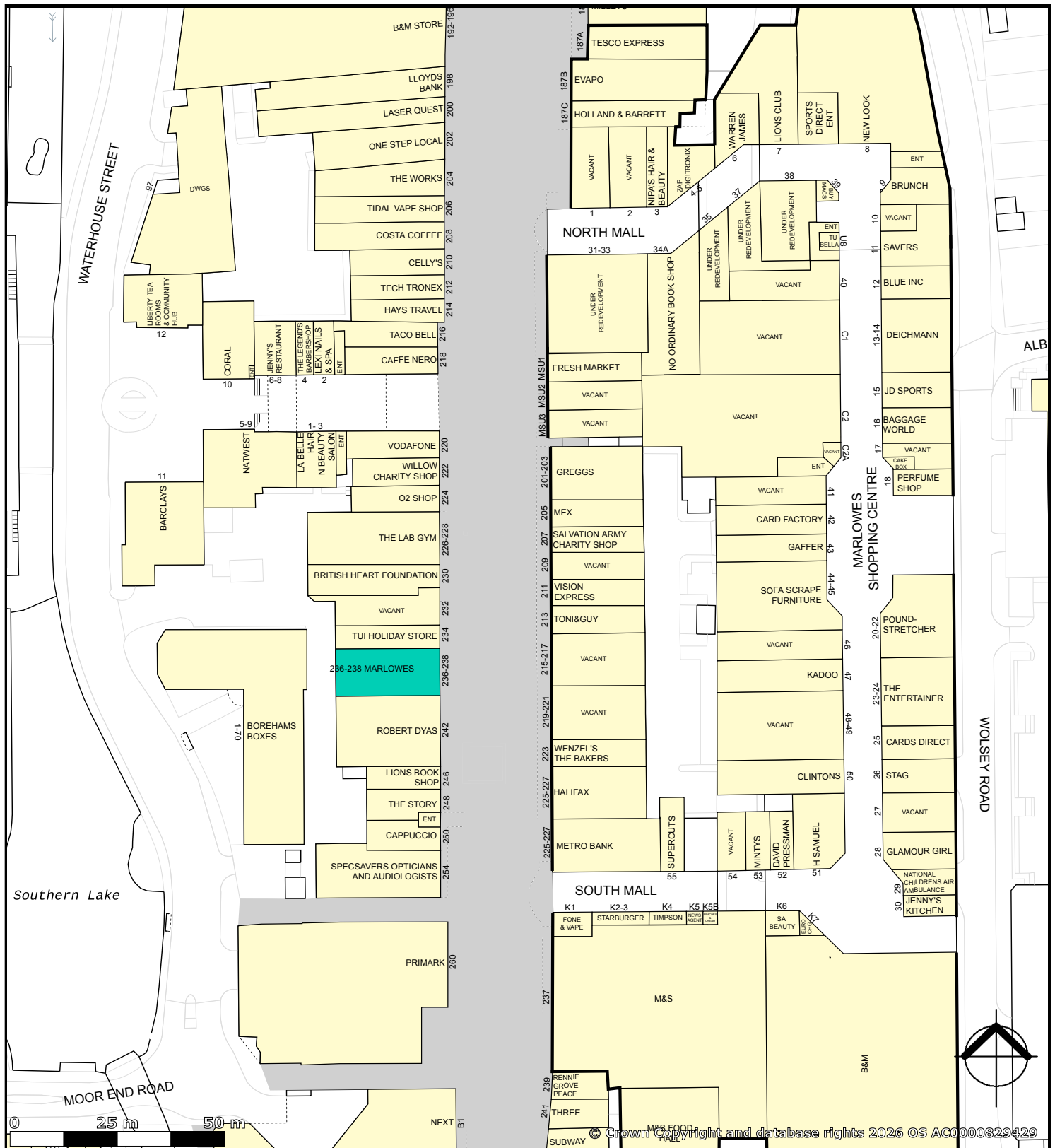
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Variable	Mean	SD	Min	Max
Age	38.5	12.5	25	65
Gender	Male	Female	Male	Female
Marital status	Married	Single	Married	Single
Education	High school	College	High school	College
Income	\$10,000	\$20,000	\$10,000	\$20,000
Health status	Good	Fair	Good	Fair
Exercise frequency	Weekly	Monthly	Weekly	Monthly
Stress level	Low	High	Low	High
Smoking status	Smoker	Non-smoker	Smoker	Non-smoker
Alcohol consumption	Regular	Occasional	Regular	Occasional
Family size	2	3	2	3
Work hours	40	50	40	50
Job satisfaction	High	Low	High	Low
Life satisfaction	High	Low	High	Low
Overall health	Good	Fair	Good	Fair

