

SHOP TO LET

Unit MSU 1, 195, The Marlowes
Hemel Hempstead, HP1 1DX

Subject to VP



Location

Hemel Hempstead is a well-connected commuter town of around 100,000 residents, situated just beyond the M25 with strong road and rail links into London. The town centre has seen substantial public and infrastructure investment in recent years, unlocking major redevelopment prospects.

Description

The Marlowes Shopping Centre provides over 340,000 sq ft of retail space in the centre of Hemel Hempstead. With 99 retail units, 1,200 parking spaces, and an average weekly footfall of approximately 125,000 visitors, the centre presents significant potential for retailers.

EPC

A copy of the EPC is available upon request.

Accommodation

The premises comprises of the following approximate floor area;

Unit MSU 1	Sq M	Sq Ft
Ground Floor	141.86	1,527
First Floor	87.33	940
Total	229.18	2,467

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Business Rates

RV £31,500 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Rent

£27,500 + VAT per annum exclusive

Service Charge

There is an annual service charge of **£25,821.03 + VAT**

Insurance

There is an annual insurance charge of **£976.98 + VAT**

Legal Costs

Each party will be responsible for covering their own legal costs.

Security

A deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

Viewings

Strictly by appointment with the Joint Retained Agents Knight Frank or Creative Retail.

