

HEMEL HEMPSTEAD – 202 MARLOWES

LOCK UP CLASS E UNIT TO LET

BUSY PEDESTRIANISED LOCATION CLOSE TO THE WORKS AND COSTA



LOCATION

Hemel Hempstead is one of the principal towns in Hertfordshire with a population of c. 100,000.

The subject property is well located on the pedestrianised Marlowes opposite the northern entrance mall to the Marlowes Shopping Centre and benefits from strong footfall.

Nearby occupiers include **The Works, Costa, Superdrug, Caffè Nero, Holland & Barrett** and **Tesco Express**.

THE PROPERTY

The premises are arranged on ground floor only offering the following approximate dimensions and floor area:

Gross Frontage	-	3.91 m	12' 10"
Net Frontage	-	4.38 m	14' 04"
Internal Width	-	3.93 m	12' 11"
Shop Depth	-	18.23 m	59' 10"
Ground Floor Sales	-	69.25 m ²	745 ft ²

EPC

An EPC will be available upon completion of the works.

LEASE

The premises will be available to let by way of a new effective FRI lease for a term to be agreed at a commencing rental in the region of **£29,500 p.a. excl.**

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

RATES

The premises are to be re-assessed and therefore interested parties are recommended to make their own enquiries with the Business Rates Department of Dacorum Borough Council – Tel: 01442 228 000

INSPECTION

Inspections may be carried out at short notice by contacting:-

Mark Cherry markcherry@sprrg.co.uk

Tel: 020 7409 2100

