

SHOP TO LET

Unit 54, The Marlowes Centre
Hemel Hempstead, HP1 1DX



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.

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.

Accommodation

Unit 54	SqM	SqFt
Ground Floor	101.26	1,090

Tenure

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

Business Rates

RV £19,500 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

Rent

£25,000 + VAT per annum exclusive

Service Charge

There is an annual service charge of **£10,943.20 + VAT**

Insurance

There is an annual insurance charge of **£402.42 + VAT**

EPC

A EPC rating of D (90). A copy of the EPC is available upon request.

Planning

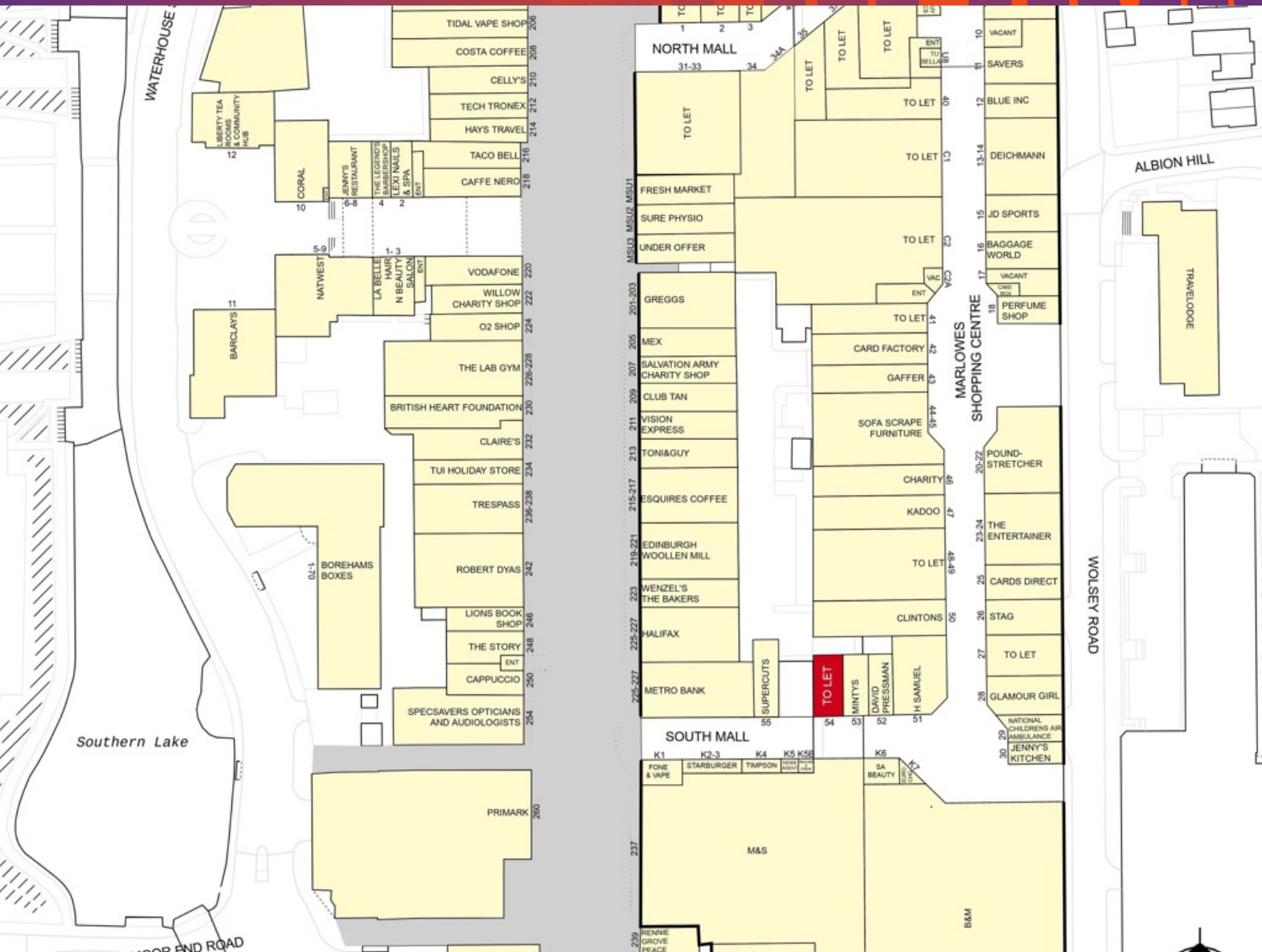
We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Viewings

Strictly by appointment with the Joint Retained Agents.

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