

SHOP TO LET

Unit MSU 2, 197 The Marlowes
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.

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.

Tenure

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

Accommodation

The premises comprises of the following approximate floor area;

MSU 2	Sq M	Sq Ft
Ground Floor	158.58	1,707
First Floor	127.09	1,368

Business Rates

RV £39,500 (2026)

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

Legal Costs

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

EPC

A copy of the EPC is available upon request.

Rent

£27,500 + VAT per annum exclusive.

Service Charge

There is an annual service charge of £30,145.02 + VAT

Insurance

There is an annual insurance charge of £1,124.13 + VAT

Planning

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

Security

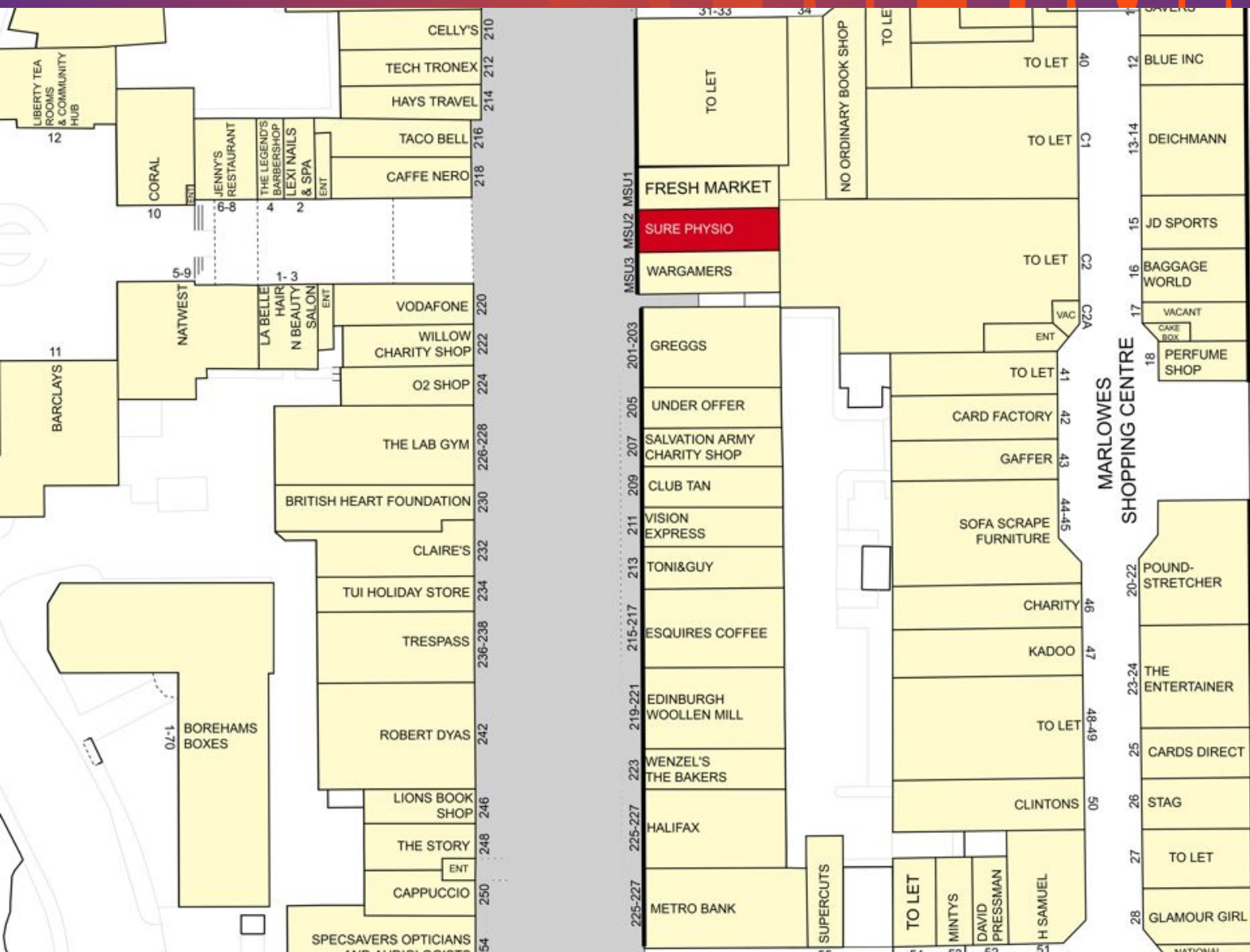
A deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

Viewings

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

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