

# PRIME SHOP TO LET

## 245 Marlowes, Hemel Hempstead, HP1 1BL

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020 7182 7480  
www.fawcettmead.co.uk



Retail property expertise

- Prime retailing location in close proximity to Marks & Spencer, Primark and Next
- Newly refurbished unit

### LOCATION

Hemel Hempstead is a popular commuter town in Hertfordshire. It is located outside the North West quadrant of the M25, 10 miles south of London, 5 miles west of St Albans and 8 miles north of Watford.

The subject property occupies a prime corner location on the pedestrianised Marlowes between the Riverside & Marlowes Shopping Centres. Nearby occupiers include **Costa Coffee, Monsoon, Marks & Spencer, Primark, Next, Debenhams** and **H&M**.

### RENT

£75,000 pax

### TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

### RATES

The business rates for this unit are to be reassessed.

Interested parties should verify these figures with the Valuation Office ([www.gov.uk](http://www.gov.uk)).

### ACCOMMODATION

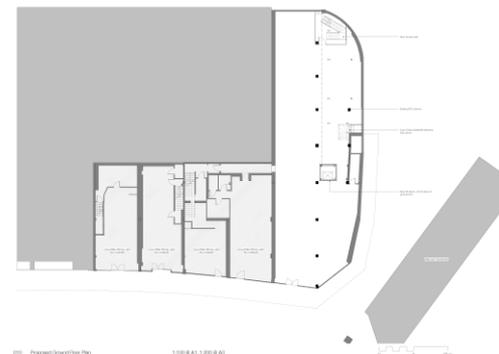
The premises are arranged over ground floor only, comprising the following approximate net internal floor area and dimensions:

Net Frontage:	38 ft 10 in	11.85 sq m
Internal Width:	39 ft 3 in	
	12.00 sq m	
Shop Depth:	132 ft 0 in	40.23 sq m
Ground Floor Sales:	4,684 sq ft	435.2 sq m

### SPECIFICATION

The premises are handed over in their existing condition.

SUBJECT TO CONTRACT



### INSPECTIONS

Viewing is strictly by appointment with:

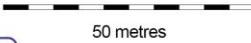
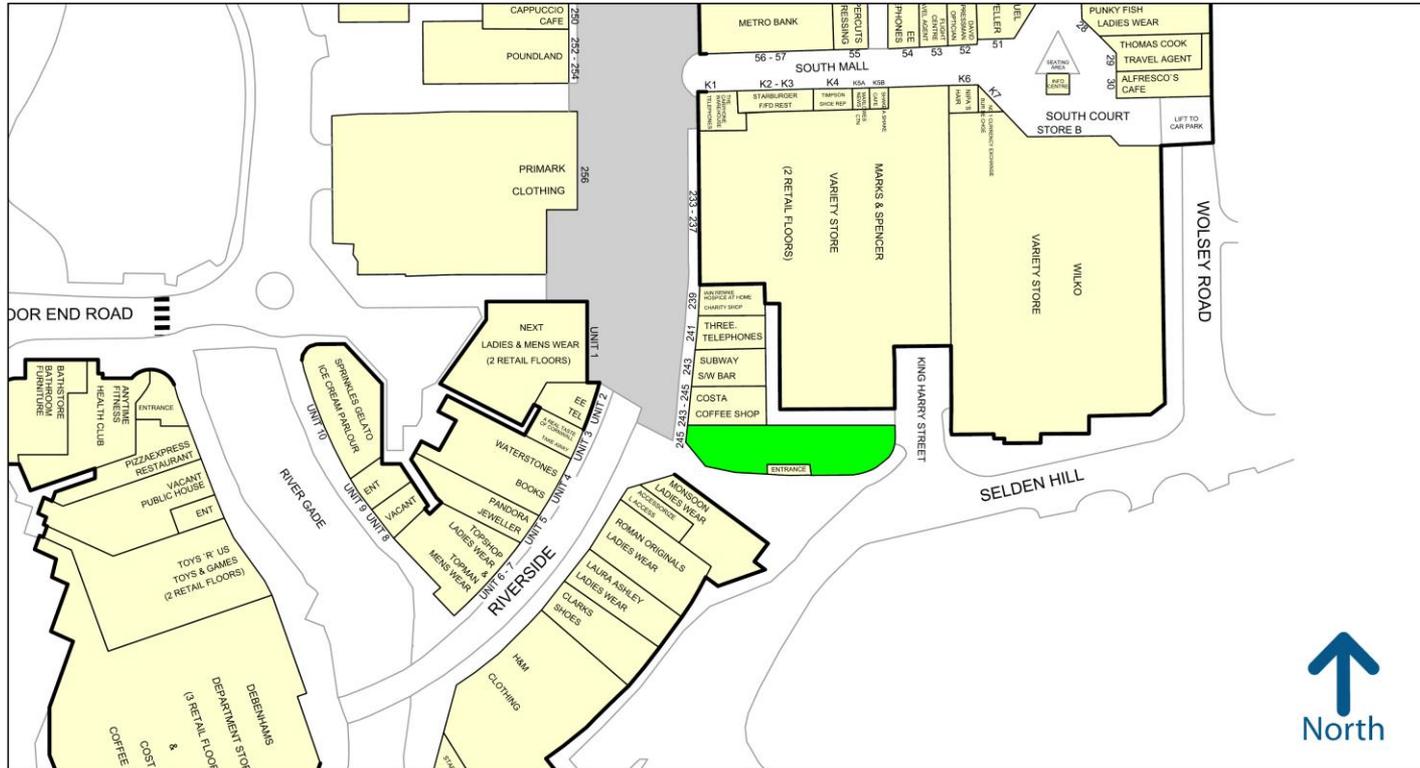
**Nick Carvey**  
020 7182 7493  
Nick@fawcettmead.co.uk

Or via our joint agent HRH:  
**Tim Hance** - 020 7908 7031

SUBJECT TO CONTRACT



Hemel Hempstead



Experian Goad Plan Created: 23/01/2018  
Created By: Fawcettmead



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