



RETAIL PROPERTY CONSULTANTS



HEMEL HEMPSTEAD
201 THE MARLOWES SHOPPING CENTRE, HP1 1BL
SUBJECT TO OBTAINING VACANT POSSESSION

LOCATION

Hemel Hempstead is a strong South-East commuter town located just outside the M25 and approximately 24 miles North-West of London with an affluent resident population of 100,000 and a core catchment of 152,000 people.

The Marlowes is the principal retail offer in Hemel Hempstead providing 340,000 sq ft of retail and 1,175 car spaces with key tenants of note including Marks & Spencer, Wilko, River Island, New Look, JD Sports and Metro Bank.

The subject premises fronts the Marlowes and is situated adjacent to Greggs and Bon Marché and close to other occupiers including HSBC, Vodafone, O2, Toni & Guy and Caffè Nero.

ACCOMMODATION

The property provides the following approximate floor areas

	Sq M	Sq Ft
Ground Floor Sales	116.40	1,253
First Floor Stores	59.3	639

RENT

Quoting Rent £42,500 pax

TENURE

The property is available by way of a new lease for a term to be agreed.

RATES

Rateable Value £36,000

Interested parties are advised to make their own enquiries with the Local Authority (Dacorum Borough Council 01442 228000)

SERVICE CHARGE

Service charge for the current year is £1,431.48

INSURANCE

To be confirmed

EPC

An EPC has been commissioned and is available upon request.

VIEWING

Viewing strictly by prior appointment with the sole agents

Martin Herbert
 0345 900 3907 / 07584 505546
 martin.herbert@space-rpc.com

Josh Porter
 0345 900 3912 / 07823 885242
 josh.porter@space-rpc.com

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 SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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