

**New lease - Opposite new cinema development
Incentives available - A3 & A5 use (subject to planning)**

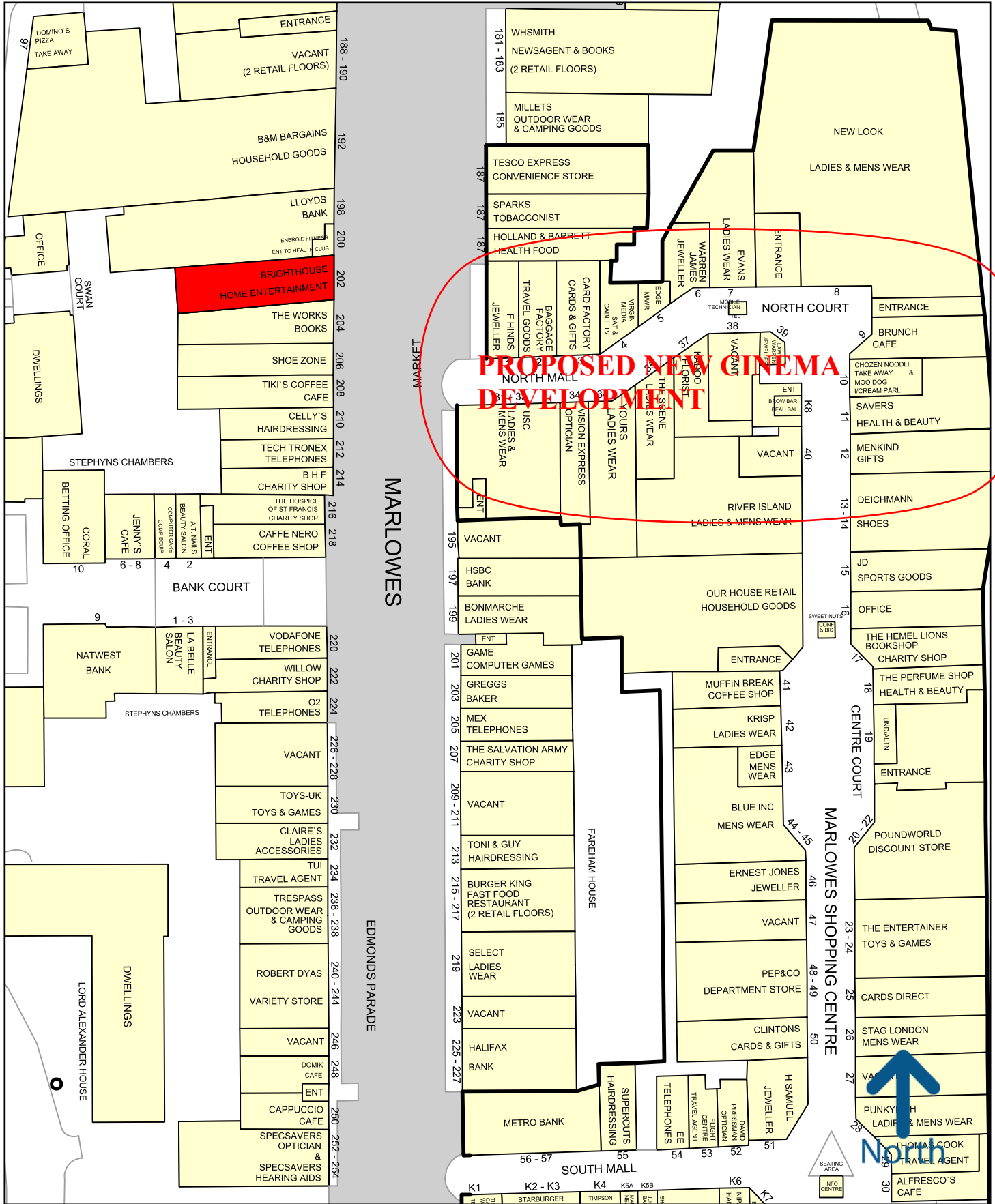
202 The Marlowes, Hemel Hempstead, HP1 1BH



- LOCATION:** The subject property is located in prime position, directly opposite the northern entrance to The Marlowes Shopping Centre where a successful planning application has been made for a new cinema with associated leisure. Nearby occupiers include **The Works, Superdrug, Vodafone, Toni & Guy, WH Smith and Marks & Spencer.**
- TERMS:** New lease direct with the landlord for a term to be agreed.
- RENT:** **£58,000** per annum exclusive.
- ACCOMMODATION:** The unit is arranged over ground and first floors and comprises the following approximate net internal floor areas:
Ground Floor: 2,671sq ft (248.14 sq m) **First Floor:** 931 sq ft (86.49 sq m)
** PDF floorplans available on request*
- USE:** The property benefits from A1 use however A3 & A5 use will be considered STP.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs.
- EPC:** Available on request.
- RATES:** Rateable Value of £54,500 Rates Payable £26,869 - interested parties are advised to make their own enquiries with the Valuation Office Agency.

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