

New lease - Opposite new cinema development

202 The Marlowes, Hemel Hempstead, HP1 1BH

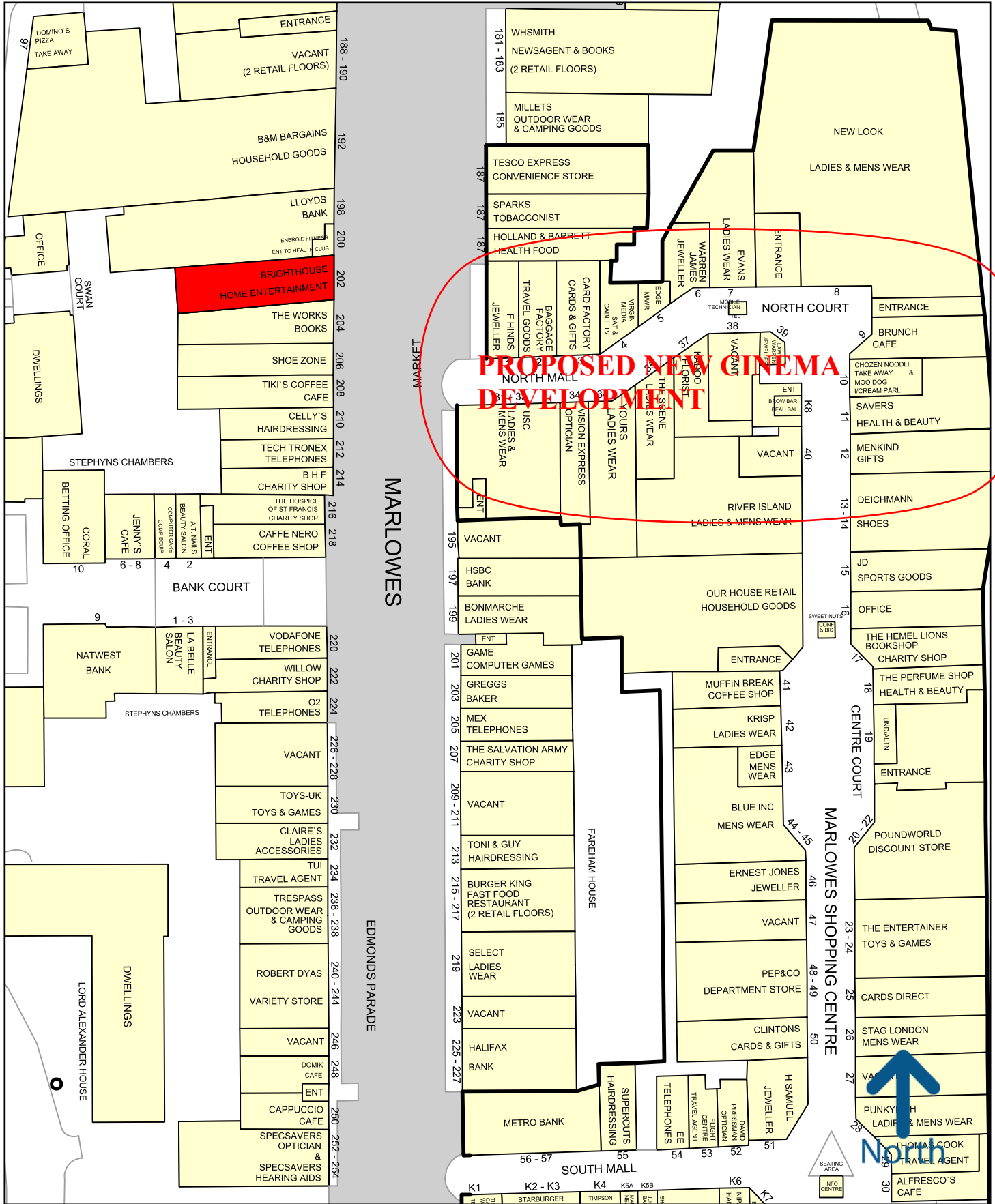


- LOCATION:** The subject property is located in prime position, directly opposite the northern entrance to The Marlowes Shopping Centre where a successful planning application has been made for a new cinema with associated leisure. Nearby occupiers include **The Works, Superdrug, Vodafone, Toni & Guy, WH Smith and Marks & Spencer.**
- TERMS:** New lease direct with the landlord for a term to be agreed.
- RENT:** Rent on application.
- ACCOMMODATION:** The unit is arranged over ground floor only and comprises the following approximate net internal floor areas:
Ground Floor Sales 1,467 sq ft (136.30 sq m) **Ground Floor Ancillary** 931 sq ft (86.49 sq m)
** PDF floorplans available on request*
- USE:** The property benefits Class E use - offering flexible use between previous use classes A1, A2, A3, B1, D1 & D2. Interested parties should make their own enquiries.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs.
- EPC:** Available on request.
- RATES:** Rates Payable £26,869 - the property will benefit from 100% rates relief for the full tax year to April 2021.

**BLACK
STANNILAND**

Contact: Jamie Stirling-Aird
Tel: 0207 526 2010
Mob: 0780 307 6502
Email: jstirlingaird@blackstanniland.com
Web: www.blackstanniland.com

IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



50 metres

Created By: Black Stanniland

