



Picton Jones & Co

0121 643 3232

HEMEL HEMPSTEAD, HP1 1BH
206 MARLOWES

PRIME SHOP PREMISES
TO LET BY WAY OF ASSIGNMENT



- PRIME TRADING LOCATION
- AVAILABLE ON COMPETITIVE TERMS
- FULLY FITTED OUT READY TO TRADE

SITUATION/LOCATION

Hemel Hempstead is a strong commuter town enjoying excellent logistics and situated some 3 Miles from Junction 8 of the M1 and 4 Miles from Junction 20 of the M25. It has a population of c 100,000 people and the Town has recently received a significant infrastructure and community investment, alongside numerous large Sites and Office Buildings across the Town, creating New Dwellings and employment opportunity.

The Premises are located in a Prime Position on the Pedestrianised Precinct of the Marlows, directly opposite the north entrance to the Marlows Shopping Centre and immediately adjoining Costa Coffee and The Works with other nearby Retailers including Holland Barrett, Tesco Express, Shoezone, etc.

DESCRIPTION

The premises comprise the Ground Floor Sales with Basement Ancillary forming Part of a Terrace Block with the benefit of Rear Loading and Parking Facilities with the following brief Area and Dimensions:

ACCOMODATION

Gross Frontage	20' 0"
Internal Width	18' 3"
Shop Depth	89' 3"
Ground Floor Sales	1,539 sq.ft.
First Floor Ancillary	1,600, sq.ft.

LEASE / TERMS

The Premises are held by way of an Existing FR&I Lease, inside the L&T Act, for a Term of 10 Year from the 17th January 2025, subject to a Rent Review and Tenant only Option to Break at Expiration of Year 5, at a Rent Payable of £36,000 p.a.x.

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings.

USE

The Premises Benefit from E (A) Use although alternative Uses may be considered.

RATEABLE VALUE

We have made enquires to the Valuation Office Agency Website and understand that the Premises are current Assessed as follows:-

Rateable Value	-	£25,250.00
Rates Payable 2025/2026	-	£11,337.25

This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information

LEGAL COSTS

Each Party to be responsible for their Legal and Surveying Costs Associated with the Transaction.

VIEWING

CONFIDENTIAL STRICTLY BY APPOINTMENT Staff are unaware of the Disposal and all Enquiries / Viewings must be undertaken by Strict Appointment with Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/12/2025).

SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property



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