

PRIME SHOP TO LET

Unit 225–227, The Marlowes
Hemel Hempstead, HP1 1BL

*Subject to Vacant Possession**



Location

Hemel Hempstead is a well-connected commuter town of around 100,000 residents, situated just beyond the M25 with strong road and rail links into London. The town centre has seen substantial public and infrastructure investment in recent years, unlocking major redevelopment prospects.

Description

The Marlowe provides over 340,000 sq ft of retail space in the centre of Hemel Hempstead. The subject property is well positioned on the pedestrianised High Street facing part of The Marlowes. Neighbouring occupiers include **Metro Bank**, **M&S**, **Wenzels**, **Edinburgh Woollen Mill**, **Esquires Coffee** among many others.

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Accommodation

The premises comprises of the following approximate floor area;

Unit 225–227	Sq M	Sq Ft
Ground Floor	252.32	2,716
First Floor	61.78	665
Total	314.09	3,381

Business Rates

RV £63,000 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

EPC

B (40). A copy of the EPC is available upon request.

Rent

£80,000 + VAT per annum exclusive

Service Charge

There is an annual service charge of £433.67 + VAT

Insurance

There is an annual insurance charge of £959.90 + VAT

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Security

A deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

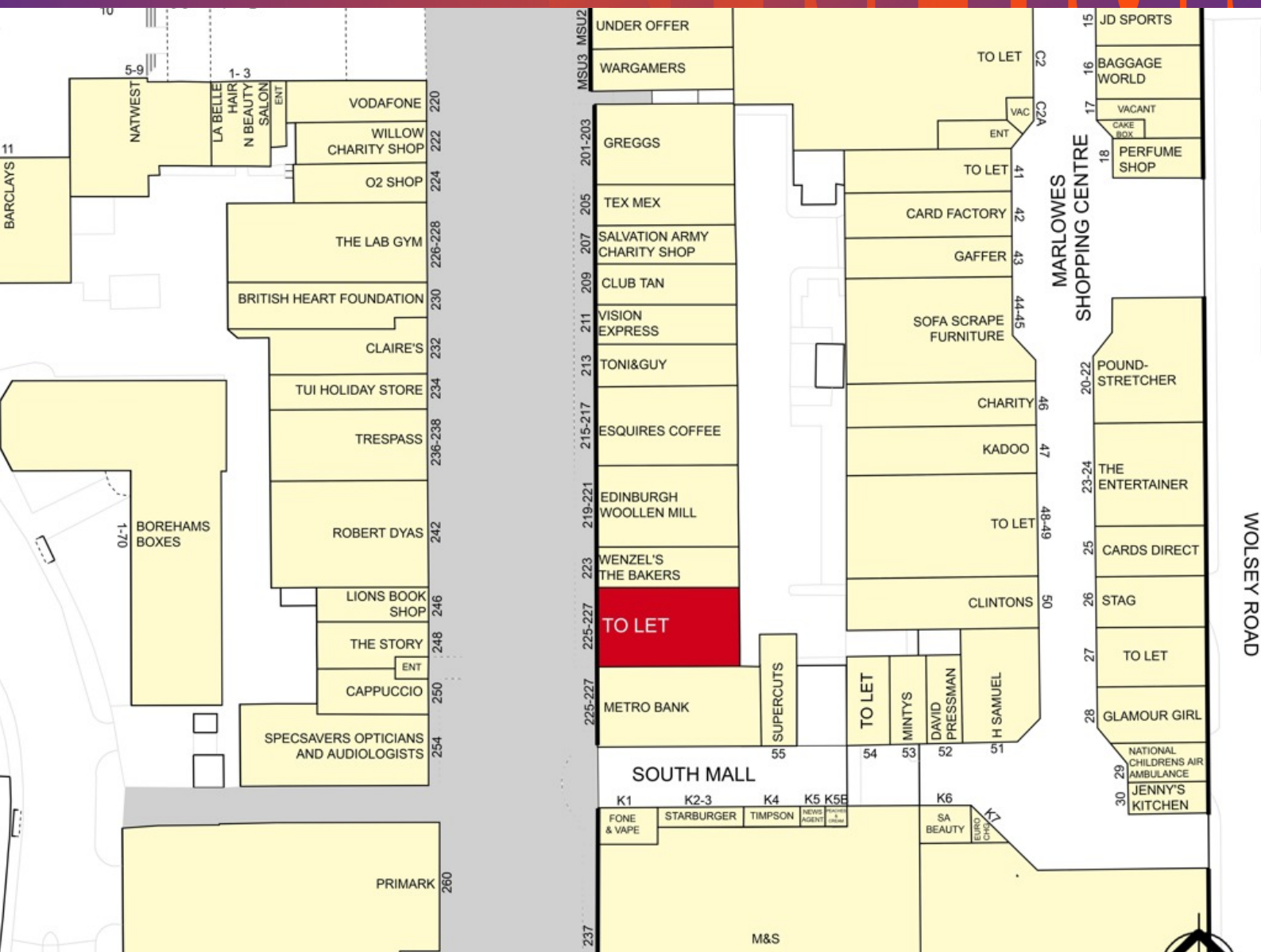
Viewings

Strictly by appointment with Creative Retail or our Knight Frank on 0203 840 5537.

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Creative Retail