

## lot 9

# 184-186 The Marlowes Hemel Hempstead, Hertfordshire HP1 1BH

Rent  
**£110,000**  
per annum  
exclusive

## Freehold Retail Investment

- Entirely let to Superdrug Stores plc until 2020
- Prominent position on prime pedestrianised retailing thoroughfare
- Diagonally opposite The Marlowes Shopping Centre
- Nearby occupiers include WH Smith, Tesco Express, Lloyds TSB, Boots the Chemist and Dorothy Perkins
- Six Week Completion



On the instructions of  
Joint Administrators  
at BDO LLP



### Location

Miles: 7 miles west of St Albans  
16 miles north-west of High Wycombe  
23 miles north of Central London  
Roads: A41, M1 (Junction 8), M25  
Rail: Hemel Hempstead Rail (26 mins to London Euston)  
Air: Heathrow Airport, Luton Airport

### Situation

The property is situated on the western side of the pedestrianised Marlowes, one of the town's prime retailing thoroughfares. The property is situated diagonally opposite The Marlowes Shopping Centre which houses retailers such as Marks & Spencer, New Look, River Island, Topshop and Carphone Warehouse. Other nearby occupiers include WH Smith, Tesco Express, Lloyds TSB, Boots the Chemist and Dorothy Perkins.

### Description

The property comprises a ground floor retail unit with storage and ancillary accommodation on the first floor.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Shay Bannon and Sarah Megan Rayment of BDO LLP, the Joint Administrators of Catematter Limited (in administration) and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	300.07 sq m (3,230 sq ft)	<b>SUPERDRUG STORES PLC (1)</b>	10 years from 24/06/2010 until 23/06/2020	£110,000	24/06/2015
First	Storage/Ancillary	330.08 sq m (3,553 sq ft)				
<b>Totals</b>		<b>630.15 sq m (6,783 sq ft)</b>			<b>£110,000</b>	

(1) For the year ending 31st December 2011, Superdrug Stores plc reported a turnover of £1,049,128,000, pre-tax profits of £5,517,000 and a total net worth of £124,652,000. (Source: www.riskdisk.com 10/06/2013)

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