

lot 76

188/190 Marlowes Hemel Hempstead, Hertfordshire HP1 1BH

Vacant Possession

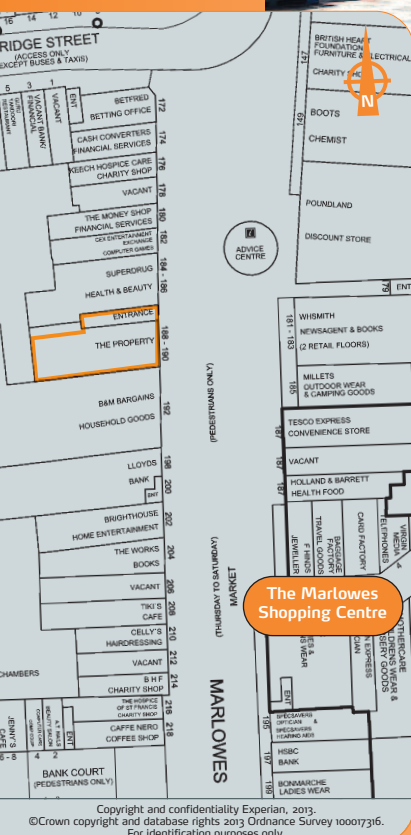
Freehold Retail and Residential Development Opportunity (See Planning)

- Prominent position on prime pedestrianised retailing thoroughfare
- Planning permission granted for six flats on upper floors
- Approximately 7,665 sq ft

- Diagonally opposite The Marlowes Shopping Centre
- Nearby Occupiers include B&M Bargains, Superdrug, Lloyds Bank and WH Smith



On Behalf of a Major Fund Manager



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 New Look, River Island, Holland & Barrett and Card Factory. Other nearby occupiers include B&M Bargains, Superdrug, Lloyds Bank and WH Smith.

Description

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

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Planning

Full planning permission was granted on 30/10/2015 for part conversion of first floor and conversion of second floor to provide 3 x one bedroom flats and 3 x two bedroom flats together with external alterations including the creation of a self-contained residential entrance. For further details please refer to Dacorum Borough Council Planning (www.dacorum.gov.uk Ref: 4/03556/15/FUL).

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail	342.80 sq m	(3,690 sq ft)	VACANT POSSESSION
First	Retail	301.40 sq m	(3,245 sq ft)	
Second	Ancillary	67.80 sq m	(730 sq ft)	
Total		712.00 sq m	(7,665 sq ft)	

(i) The current tenant is in occupation. Luxido Limited t/a Utopia, is due to vacate by 29/09/2016.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

Hamblins LLP
Roxburghe House, 273-287 Regent Street,
London, W1B 2AD
Email: jholder@hamblins.co.uk
Tel: +44 (0)20 7355 6112
Ref: Joseph Holder