

RETAIL UNIT WITH PARKING - TO LET

HEMEL HEMPSTEAD - 24 BENNETSGATE, HP3 8EW

**Mason
Partners**



Location

The property is located in Bennetts End which is a neighbourhood centre located to the immediate south east of Hemel Hempstead Town Centre. Nearby occupiers include Coral and Londis as well as many local businesses

Accommodation

The property comprises the following approximate area:

Ground Floor NIA: 1,205 Sq Ft (112 sqm)

Free on site car parking is available for approximately 31 vehicles.

Tenure

The premises is available by way of assignment of a lease expiring on 21ST December 2027. Alternatively, a surrender and new lease could be entered in to.

Rent

£11,500 pax

Rating Assessment

Rateable Value - £11,500

Interested parties are advised to make their own enquiries with Dacorum Borough Council on Tel: 01442 228000 to verify this information.

Planning

It is understood that the premises has a Class E planning consent. Interested parties are advised to make their own enquiries with Borough Council on Tel: 01442 228000

EPC

Energy Performance Asset Rating: C

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

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Mike Smith

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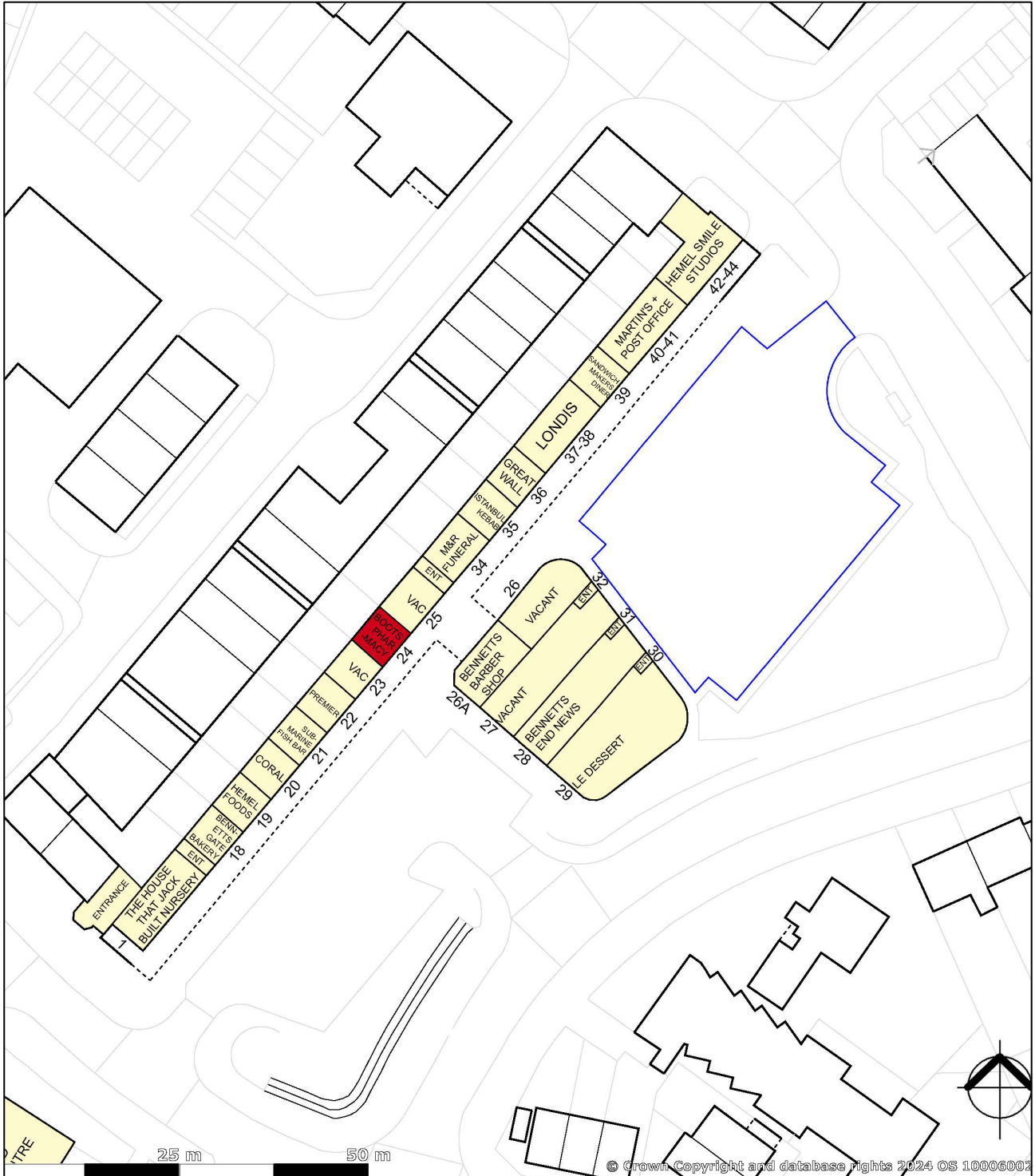
0151 227 1008

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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