

**FOR
SALE**



21-30 The Square Marlowes, Hemel Hempstead
£900,000

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Total 10 commercial units

The units are located in central Hemel Hempstead, 8 of which being in "The Square" or "Market Square" (same thing, just addressed differently per unit). 2 of the units are on Marlowes.

7 units currently let rentals are as follows:

21 - £16,800 pa 22 - £16,800 pa 23 - £16,948 pa

24 - £12,000 pa (pending renewal negotiations) 25 - Not let 26 - £16,801 pa

27 - £12,000 pa 28-31 - Peppercorn Rent (3 units)

There are no residential units attached to any of the lettings.

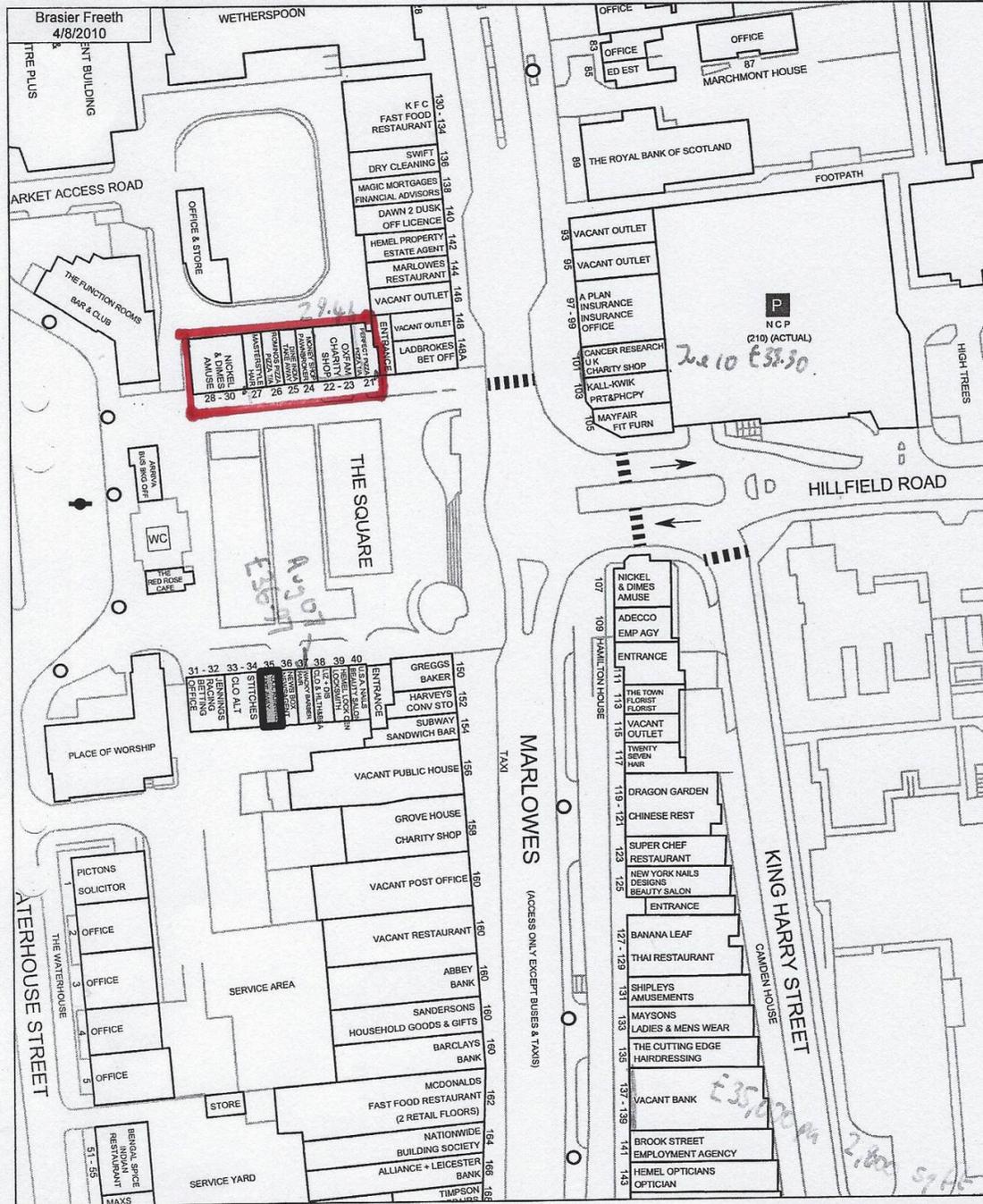
The units are mostly long-standing take aways, with a long standing barbers, a cafe and a double unit that is a wellness place. The units all have rear road access for loading and parking.

They are in reasonable condition, some maintenance could be required on the flat roofs as expected, but the bricks and mortar are sound.

The units have a huge amount of potential for flats to be built above the shops (although no planning permission has been granted nor attempted).

- Development Opportunity for flats and commercial
- Cenral Hemel Hempstead
- Current total unit rental £91,000pa





P
NCP
(210) (ACTUAL)
2.10 E38.50

29.46
NICKEL & DIMES AMUSE
28-30
27
26
25
24
22-23
21

Aug 07
E1671

E35.700m
2.800
57.45

50 metres



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