



UNIT B9

RIVERSIDE HEMEL HEMPSTEAD

Fully Fitted Soft Play – To Let Suitable for other uses – subject to planning



TOPMAN
TOPSHOP

next

DEBENHAMS

Clarks



PANDORA





LOCATION

Hemel Hempstead is a major South-East town with a primary catchment of 169,000 with regular transport links in to Central London.

Riverside Shopping Centre is an open air mixed use scheme totalling 288,000 sq ft and is arranged as a streetscape open mall and set around the River Gade in the heart of the main retail pitch in Hemel Hempstead.

Debenhams is the main anchor in the scheme with other retailers including **H&M**, **Next**, **TK Maxx**, **Topshop**, **Starbucks**, **Waterstones** and **Pizza Express**.

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:-

Ground Floor Sales (NIA)	32.88 m ²	354 sq ft
First Floor Sales (NIA)	743.22 m ²	8,000 sq ft

LEASE TERMS

The property is available on a new lease for a term of 10 years subject to 5 yearly upward only rent reviews.

RENT

£100,000 per annum exclusive.

SERVICE CHARGE

The service charge for this unit is £39,278 for the current service charge year.

BUSINESS RATES

Rateable Value	£69,500
UBR (2019/20)	50.4p
Rates Payable (19/20)	£35,028

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 01442 228000.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT FEBRUARY 2020

Misrepresentation Act

GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property. March 2018.

GCW.

AGL

Archie Morriss

0207 647 4822

archie.morriss@gcw.co.uk

Mark Talbot

0207 465 5125

mark.talbot@agl-london.co.uk

Chris Hovington

0207 647 4805

chris.hovington@gcw.co.uk

Anthony Williams

0207 465 5118

anthony.williams@agl-london.co.uk