



TO LET – RETAIL UNIT

Hemel Hempstead Station

HP3 9BQ



Operated by West Midlands Trains

Location:

Hemel Hempstead Station is located approximately 2 miles west of Hemel Hempstead Town Centre, close to the A41. The station provides commuters with access to Tring, Milton Keynes Central and London Euston via Watford Junction.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 1,306,686 for 2022/23.

Description:

An exciting new opportunity has become available in Hemel Hempstead station. The retail space would suit a specialist retailer.

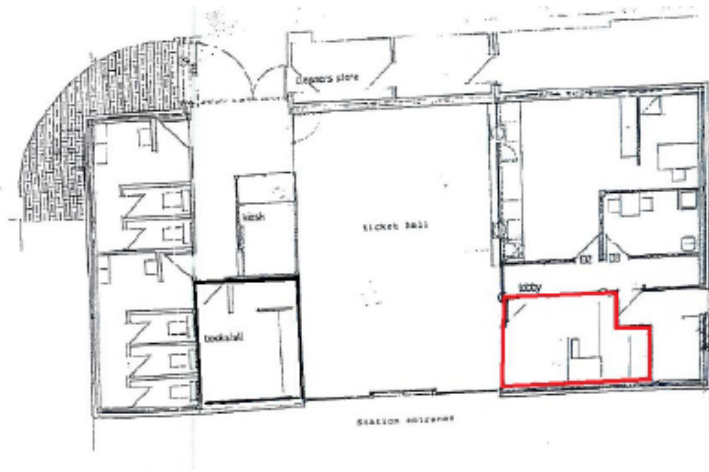
1.3m+

Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

The retail unit is located within the main station concourse close to the main entrance. The premises comprise a retail unit with glazed frontage. Floor area confirmation is subject to final inspection.

Unit Size:

Retail Unit: TBC

Rent:

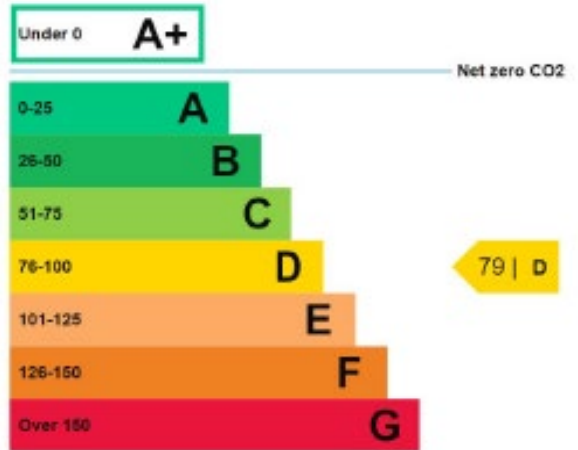
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.



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