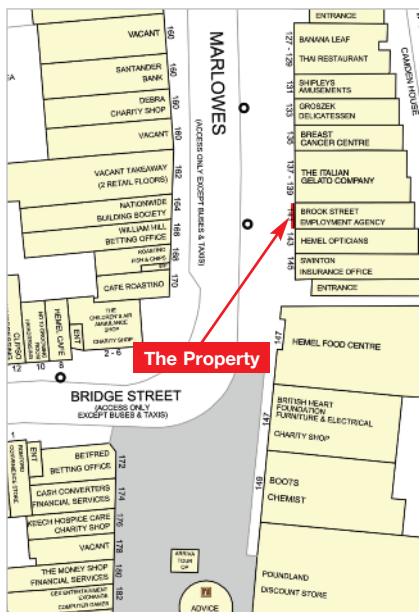


# Hemel Hempstead

141 Marlowes and  
16-17 Camden House  
Hertfordshire  
HP1 1BB

- **Freehold Shop and Residential Ground Rent Investment**
- Town centre location
- Let to Brook Street (UK) Limited on a recently renewed lease expiring in 2022 (1)
- Tenant in occupation for over 20 years
- No VAT applicable
- Total Current Rents Reserved  
**£22,300 pa**

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Freehold.

## Location

Hemel Hempstead is a popular market town located 8 miles north of Watford and 20 miles to the north-west of London. The M1 Motorway (Junction 8) is 1 mile to the south-east, whilst the M25 Motorway is approximately 8 miles to the south.

The property is situated on the east side of Marlowes, the main shopping street in the town centre, close to the junction with Bridge Street. Occupiers close by include Santander, William Hill, BHF, Poundland, Boots and Betfred, amongst many others.

## Description

The property is arranged on ground and two upper floors to provide a ground floor shop, presently used as an employment agency, with part upper ground floor storage and ancillary accommodation. There are two flats on the remainder of the first and second floors that have been sold off on long leases.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Brook Street (UK) Limited (2)	Ground Floor 82.5 sq m (888 sq ft) Upper Ground Floor 65.9 sq m (709 sq ft) Total 148.4 sq m (1,597 sq ft)	5 years from 29.11.2017 (1) FR & I	£22,000 p.a.	Reversion 2022
16 Camden House	Individual	Flat (Not inspected)	99 years from 25.03.2004	£300 p.a.	Reversion 2103
17 Camden House	Individual	Flat (Not inspected)	125 years from 31.10.1986	Peppercorn	Reversion 2111

(1) The lessee has the option to determine the lease anytime after 29th May 2018 on 6 months' written notice.

(2) Website Address: [www.brookstreet.co.uk](http://www.brookstreet.co.uk)

For the year ended 31st December 2016, Brook Street (UK) Limited reported a turnover of £259m, a pre-tax profit of £3.09m, shareholders' funds of £48m and a net worth of £48m. (Source: Experian 03.08.2017.)

**Total £22,300 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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