

lot 48

182 The Marlowes Hemel Hempstead, Hertfordshire HP1 1BH

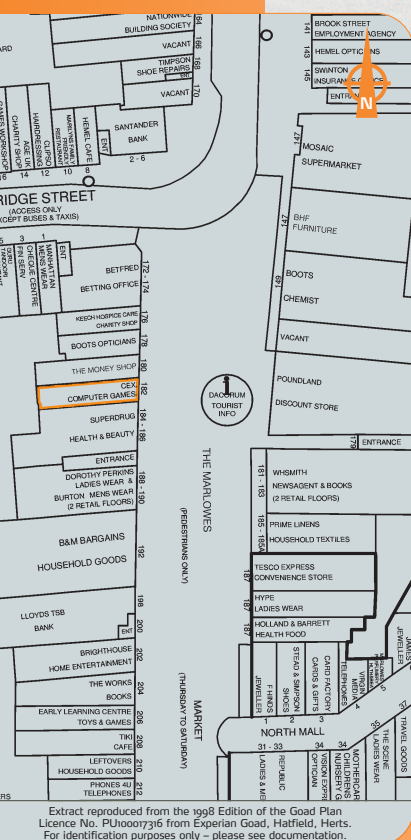
Rent
£52,500
per annum
exclusive

Freehold Retail Investment

- Entirely let to C.E.X. Limited until 2020 (subject to option)
- Prominent position on prime pedestrianised retailing thoroughfare
- Diagonally opposite The Marlowes Shopping Centre
- Nearby occupiers include WH Smith, Boots the Chemist and Dorothy Perkins
- Six Week Completion



On the instructions of
Joint Administrators
at BDO LLP



Location

Miles: 7 miles west of St Albans
16 miles north-west of High Wycombe
23 miles north of Central London
Roads: A41, M1 (Junction 8), M25
Rail: Hemel Hempstead Rail (26 mins to London Euston)
Air: Heathrow Airport, Luton Airport

Situation

The property is situated on the western side of the pedestrianised Marlowes, one of the town's prime retailing thoroughfares. The property is situated diagonally opposite The Marlowes Shopping Centre which houses retailers such as Marks & Spencer, New Look, River Island, Topshop and Carphone Warehouse. Other nearby occupiers include WH Smith, Tesco Express, Lloyds TSB, Boots the Chemist and Dorothy Perkins.

Description

The property comprises a ground floor retail unit with storage/ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Shay Bannon and Sarah Megan Rayment of BDO LLP, the Joint Administrators of Catermatter Limited (in administration) and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Storage	148.92 sq m	(1,603 sq ft)	C.E.X. LIMITED (1)	10 years from 24/06/2010 until 23/06/2020 (2)	£52,500	24/06/2015
First	Storage/Ancillary	70.88 sq m	(763 sq ft)				
Totals		219.80 sq m	(2,366 sq ft)			£52,500	

(1) For the year ending 30th June 2012, C.E.X. Limited reported a turnover of £77,543,142, pre-tax profits of £98,569 and a total net worth of £544,845. (Source: www.riskdisk.com 10/06/2013)

(2) The lease provides a **landlord only** option to determine on the fifth anniversary of the term.

For further details please contact:

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