FITTED CATERING UNIT – TO LET

121 LAWN LANE HEMEL HEMPSTEAD HP3 9HS

brasier freeth

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HP3 9HS

Fitted Catering/Takeaway Unit
TO LET

KEY DETAILS

- Fitted catering/takeaway unit
- Extraction system aleady installed
- Working canopy and gas interlock system
- Walk in cold room and freezer room
- Electric security shutter

DESCRIPTION

The unit comprises a ground floor lock up shop which is fitted as a ready to go takeaway / catering unit. Internally there is a seating area to the front along with a service counter and large kitchen to the rear which includes a walk in cold room and freezer. There is a single W/C.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	60.41	650

LOCATION

The property occupies a prominent position on Lawn Lane in Hemel Hempstead. The town centre is located approximately 0.5 miles north of the property.

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TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£20,000 per annum exclusive, plus VAT (if applicable).

PREMIUM

Offers invited.

EPC

Further details available upon request. B 46.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £9,400.

For rates payable please refer to the Local Charging Authority, Dacorum Borough Council – 01442 228000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.