



Council shop to let

Dacorum Borough Council
Shop 26 The Queens Square, Hemel Hempstead, Herts.
HP2 4ES



Offers are invited for a lease of the above Council shop

Location

The premises is situated on The Queens Square neighbourhood shopping centre located in Hemel Hempstead and has an approximate gross internal floor area of 123 sq.m (1332 sq.ft)

Tenancy

The unit will be let under the main heads of terms as set out in Appendix A. It is expected that offers of rent will be in the region of £18,500 per annum exclusive. This figure is given as a guide only and, if necessary, you should consult your own valuer.

Rates

The rates payable (2024/2025) are £6,112 per annum based on small business multiplier of 49.9p. Small business rate relief may be available. This figure does not take into account any relief deductions which may specifically apply to the tenant (i.e. small business). The tenant is advised to make their own enquiries to verify the business rates payable. For more information on business rates please see www.voa.gov.uk.

Use

Currently let with E Planning Classification. Use to be agreed with the Landlord and in accordance with any statutory consents.

Application Form

The Council's Form of Application is attached and it is required to be completed in full.

Interview and References

Applicants may be called upon to attend an interview and the selected applicant required to provide satisfactory references. In the case of a person new to business, a guarantor and/or rent deposit will also be required.

Further Information

For further information or to arrange a viewing please email claire.rowbotham@dacorum.gov.uk.

Misrepresentation

These particulars are provided as a general guide to the property offered, subject to contract and Council approval. The details do not constitute the offer of a contract or any part of a contract. The Council does not employ, make or give any representation, guarantee or warranty whatsoever relating to the terms. Any intending lessee must, by inspection or otherwise, satisfy him/herself as to the correctness of any of the statements contained in these particulars. The Council does not undertake to accept the highest or any offer.

Seek legal advice

Dacorum Borough Council strongly recommends that if you are considering leasing a property that you seek legal advice from the outset. Entering into a lease commits you to a legally binding contract with the landlord. You will be legally and financially obligated under the terms of the lease and it is vital that you fully understand those obligations prior to signing a lease.

Dacorum Borough Council

Main heads of terms for the lease Shop 26 The Queens Square, Hemel Hempstead HP2 4ES

Term

5, 10 or 15 years from a date to be agreed.

Rent

£ (as per the successful applicant) per annum exclusive payable quarterly in advance.

Rent Review

At the end of every fifth year of the term.

Rent Free Period

None

Insurance

Tenant to pay the Council's annual premium for effecting insurance cover of the premises 2024/2025 is £559.29.

Repairs

Tenant to be responsible for all internal repairs and maintenance to the premises.

Alienation

Tenant is not to assign, sublet or part with possession of the whole or any part of the premises.

Alterations

External & structural alterations are strictly prohibited. Any other alterations (including non-structural alterations) are subject to landlord's consent not to be unreasonably withheld.

Break Clause

None

Rent Deposit/Guarantor

Either or both may be required depending on the proposed tenants credit rating and business experience

Outgoings

Tenant to pay all rates, taxes and any other outgoings.

Use

To be agreed with the landlord.

VAT

VAT will be added to all rents, service charges etc.

Service Charges

Tenant to pay a service charge to cover the Council's costs in the repair and maintenance of the building structure, common parts and shared facilities including cleaning and landscaping of the Estate together with common electrical, gas and water charges. 4/2024-3/2025 budget in advance is £97.85.

LTA 1954

The lease to be outside of the provisions of security of tenure under Sections 24 to 28 of the Landlord and Tenant Act 1954.

Legal Costs

Tenant to pay the Council's legal fees in the preparation and execution of the lease of £1,100 plus VAT to be paid in advance.

Dacorum Borough Council Application form

Shop 26 The Queens Square, Hemel Hempstead HP2 7ES

All offers must be in writing using this Application Form only and remain SUBJECT TO CONTRACT. Completed application forms should be sent electronically, together with a covering e-mail to claire.rowbotham@dacorum.gov.uk

All application forms must be received by **noon Thursday 22nd August 2024**.

Details required	Answers
Name of applicant(s) and postal address	
Name of individual or Company to be named on the lease. (If Company please also provide Company Registration number)	
Email address Phone number	
Brief description of company/ nature of business	
Are you a first time business?	
Previous business experience	
Proposed use of unit	
Other terms required for consideration (break clause/rent free period)	
Length of term required (5, 10 or 15 years)	
Proposed Rental In figure: In words :	£per annum exclusive

Valuation & Estates, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead Herts HP1 1DH

(Ref : T.403/15/01/)