

4 Restaurants

DINE

RESTAURANT
OPPORTUNITIES

3,325 - 4,498 ft²
CAN BE COMBINED

JARMAN SQUARE LEISURE PARK
HEMEL HEMPSTEAD
HP2 4JS

TO LET



Four Vacant Restaurant Units - 1) 4,498 ft², 2) 3,325 ft², 3) 3,508 ft², 4) 3,476 ft²
with Existing Planning Consent and can be combined

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Description

Jarman Square is Hemel's premier retail and leisure destination with unrivalled prominence boasting a 17 screen Cineworld Cinema, Planet Ice skating rink and The Gym. A McDonalds drive thru is to the south and a 100,000 sq ft Tesco Extra to the west. The scheme is further enhanced by DJ's Play Park, a multi discipline children's activity centre and XC for the more adventurous, featuring skating, climbing, boulders and high ropes.

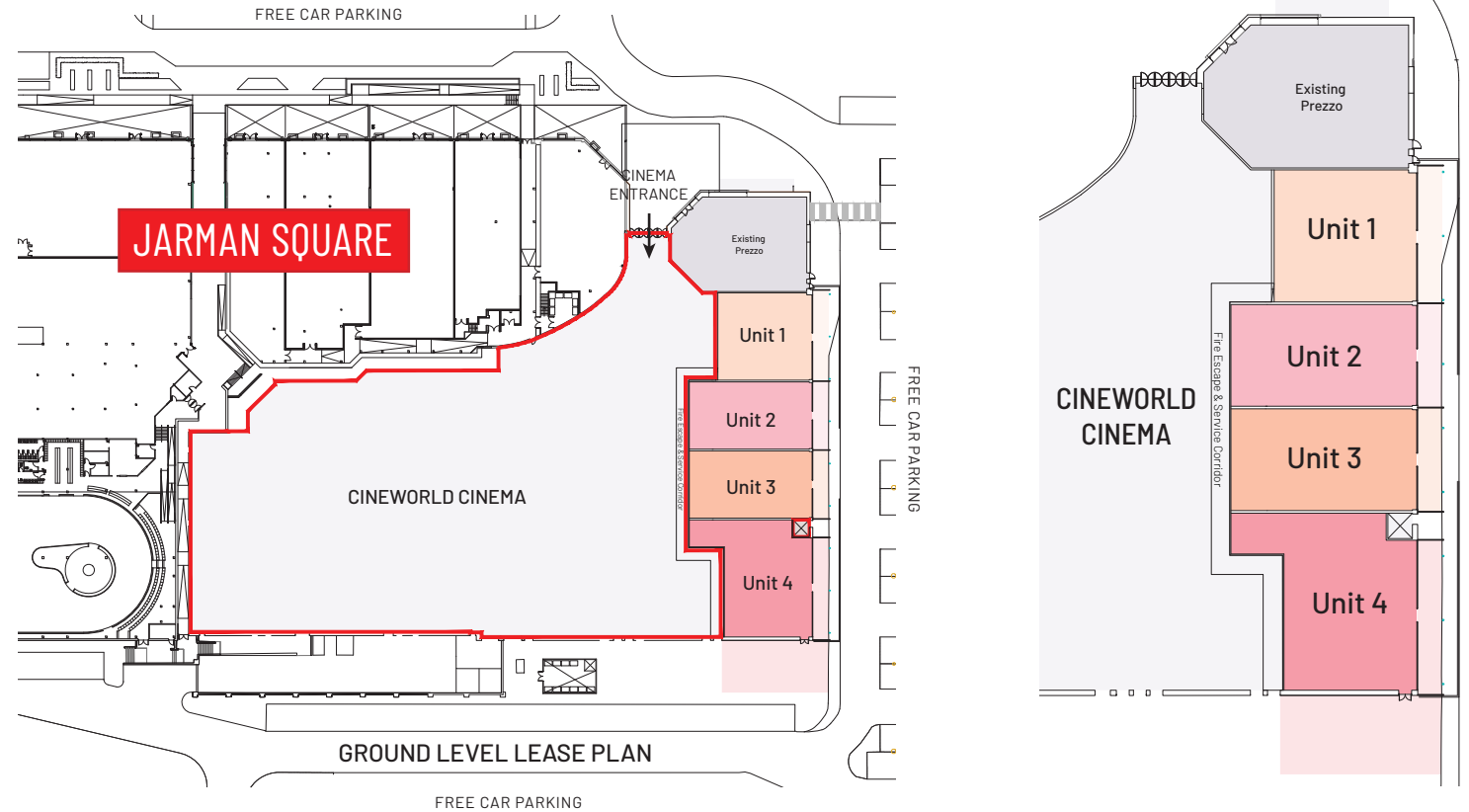


The four restaurant units are configured to provide ground floor dining with a mezzanine level. There is also a covered outside dining terrace to each unit.

Highlights

- Prime leisure park location
- Adjacent to Prezzo and a 17 screen Cineworld cinema
- Other nearby restaurants opposite main car park
- Well configured accommodation
- GIA from approx. 3,325 ft² - 4,498 ft²

Jarman Square Plan

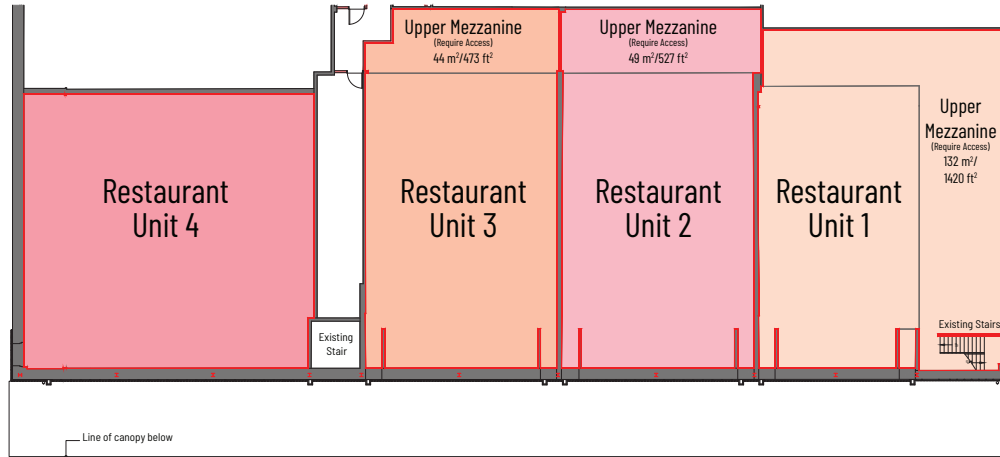


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Jarman Square Restaurant Mezzanine Plan



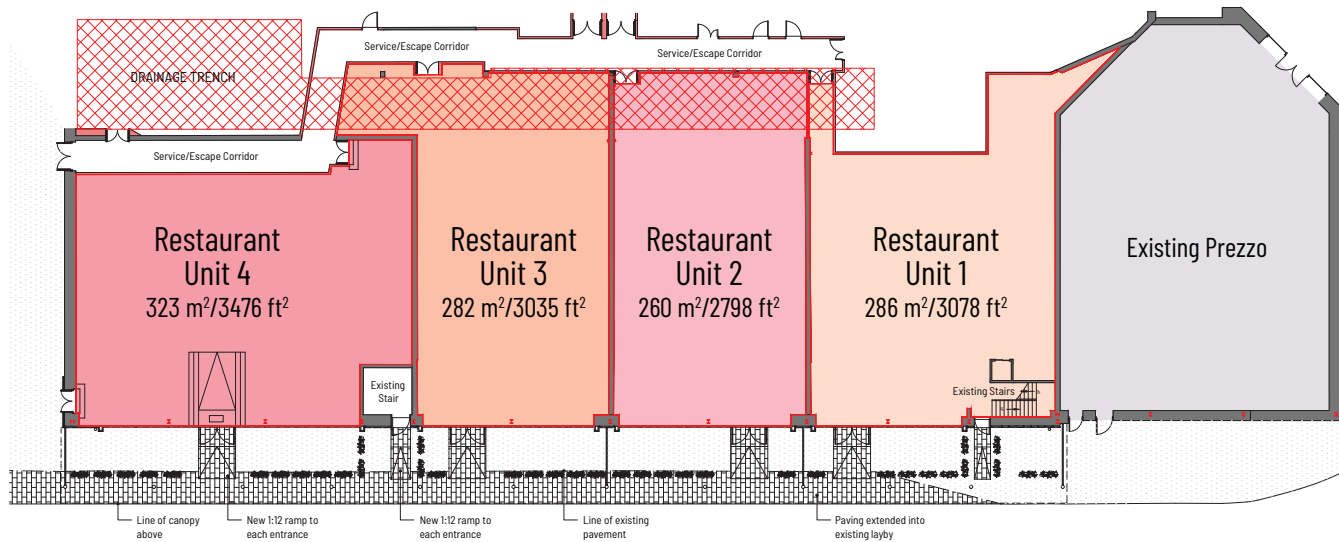
RESTAURANT 1	
GF	286m ² / 3078ft ²
MEZ	132m ² / 1420ft ²
TOTAL	418m² / 4498ft²

RESTAURANT 2	
GF	260m ² / 2798ft ²
MEZ	49m ² / 527ft ²
TOTAL	309m² / 3325ft²

RESTAURANT 3	
GF	282m ² / 3035ft ²
MEZ	44m ² / 473ft ²
TOTAL	326m² / 3508ft²

RESTAURANT 4	
GF	323m ² / 3476ft ²
TOTAL	323m² / 3476ft²

Jarman Square Restaurant Grd Floor/Landscape Plan



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Location

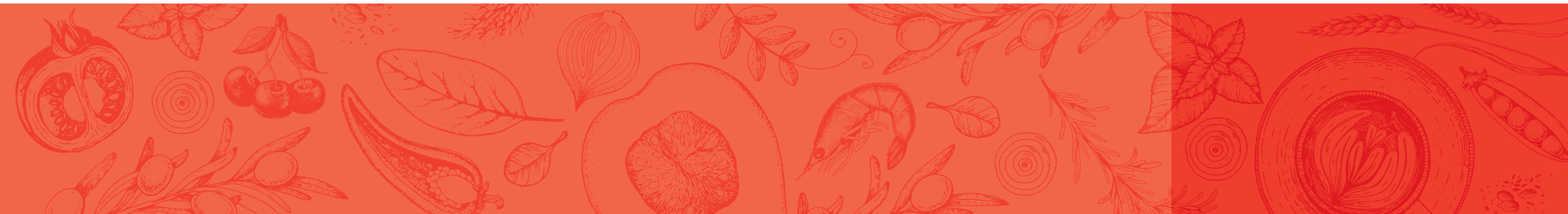
Hemel Hempstead is in the county of Hertfordshire, approximately 5.9 miles west of St Albans, 10.1 miles north of Watford and 10.9 miles south of Luton.

Hemel Hempstead has a population of approximately 100,000 within a 3 mile radius, increasing to approximately 187,600 within a 5 mile radius (Experian).



The scheme is situated approximately 1.1 miles south east of Hemel Hempstead town centre and is accessed via Jarman Way, close to its junction with St Albans Road (A414).

The location has excellent connectivity via St Albans Road which is the primary arterial route into the town centre providing direct access from the M1 via Junction 8 which it located approximately 1.6 miles to the east.



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Planning

The restaurants have the benefit of A3 planning consent. Further details can be provided on request.

Condition

The unit is finished to a shell condition ready to receive a tenant's shop fit. Utilities information is available upon request.

Rates

We are advised that the Rateable Value for the properties will be assessed on completion.

Terms

The unit is available immediately on a new internal repairing lease for a term of 20 years subject to 5 yearly rent reviews at a commencing rent to be agreed.

Viewing

Strictly by appointment through sole letting agents.
For further information please contact:

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