RETAIL UNIT TO LET

BOREHAMWOOD 113 SHENLEY ROAD, WD6 1AG



The Edward Hyde Building 38 Clarendon Road Watford Hertfordshire – WD17 1HZ

01923 210810

brasierfreeth.com



- Prime pitch & busy parade
- Close proximity to Borehamwood Shopping Park
- New A1 lease available

LOCATION

The subject property is well positioned on Shenley Road located adjacent to Wenzels and Specsavers. There is a good surrounding of national multiples on same parade including Café Nero, Peacocks, The Works, Card Factory, Holland & Barrett and Santander.

The property benefits from being located adjacent to Borehamwood Shopping Park anchored by M&S, Debenhams, Aldi, Argos and Sports Direct. The scheme provides 214,000 sq ft of retail space and 580 free car parking spaces attracting a large number of shoppers to the area.

DESCRIPTION

The shop is arranged over ground floor with loading to the rear via a service yard.

ACCOMMODATION

The property has the following approximate floor area:-

Ground Floor Area 97.80 sg m 1,052 sg ft

TERMS

Available on a new lease on terms to be agreed.

RENT

£36,500 per annum exclusive plus VAT (if applicable).

SERVICE CHARGE

There is a small annual service charge payable on this property. Further details upon request.

| EPC

Details available upon request. Rating - D - 94.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £26,000.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority, Hertsmere Borough Council – 020 8207 2277.

LEGAL COSTS

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

LON000988

VIEWING Strictly by appointment through this office with:

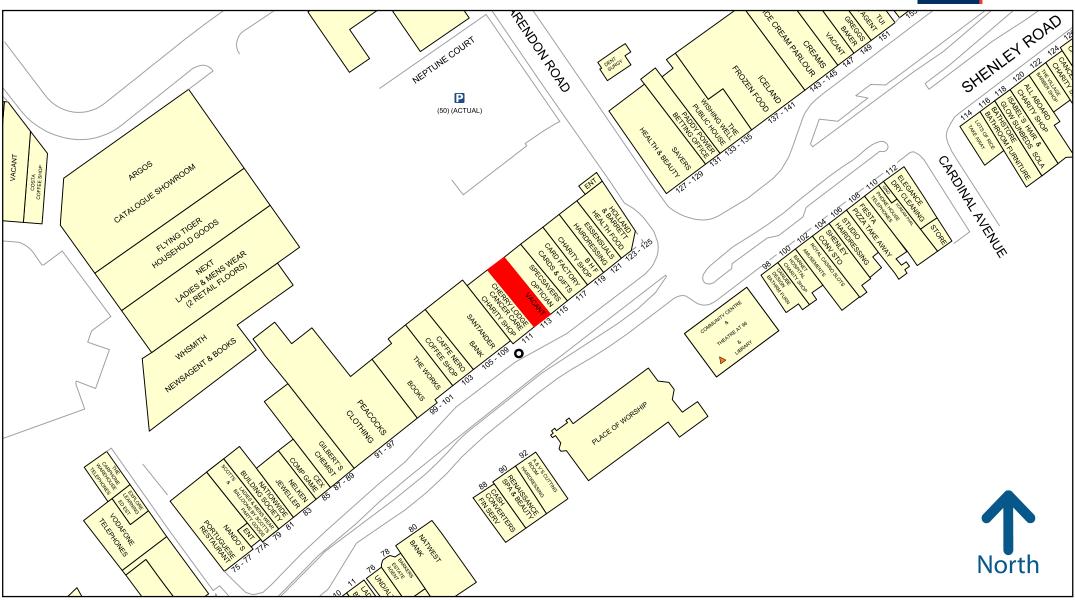
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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.











Experian Goad Plan Created: 29/10/2019 Created By: Brasier Freeth