

# RETAIL UNIT TO LET

**BOREHAMWOOD**  
**113 SHENLEY ROAD, WD6 1AG**

**brasier  
freeth.**  
CHARTERED SURVEYORS

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:-

<b>Ground Floor Area</b>	97.80 sq m	1,052 sq ft
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## | 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.



50 metres

Experian Goad Plan Created: 29/10/2019

Created By: Brasier Freeth



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