

SHOP TO LET

BOREHAMWOOD
116 SHENLEY ROAD, WD6 1EF

**brasier
freeth.**
CHARTERED SURVEYORS

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

01923 210810

www.brasierfreeth.com



LOCATION

The subject property occupies a good location on Shenley Road being adjacent to **Isabel's Hairdressing** and in the same parade as **Cancer Research UK** and various eateries. Multiple retailers located in the opposite parade include **Iceland**, **Savers**, **Greggs**, **TUI** and **Subway**.

DESCRIPTION

The shop is arranged over ground floor only and provides a larger unit than the standard Shenley Road shop in this parade. The premises was trading as a **Bathstore** and have been fitted to a very high standard, however is also suitable for a range of other uses.

ACCOMMODATION

The property has the following approximate floor area:-

Ground Floor Sales	152 sq m	1,636 sq ft
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Please note: It was not possible to reach behind the current fittings in the shop to accurately measure the premises so the areas should be treated as a guide only.

TERMS

Available on a new FRI lease on terms to be agreed.

RENT

£34,000 per annum exclusive plus VAT (if applicable).

EPC

Details available upon request. Rating - C – 68.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £22,250.

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.

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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.

