SHOP TO LET

BOREHAMWOOD 116 SHENLEY ROAD, WD6 1EF



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

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www.brasierfreeth.com







LOCATION

The subject property occupies a good location on Shenley Road being adjacent to **Isabels Hairdressing** and in the same parade as **Cancer Research Age 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 f

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).

I 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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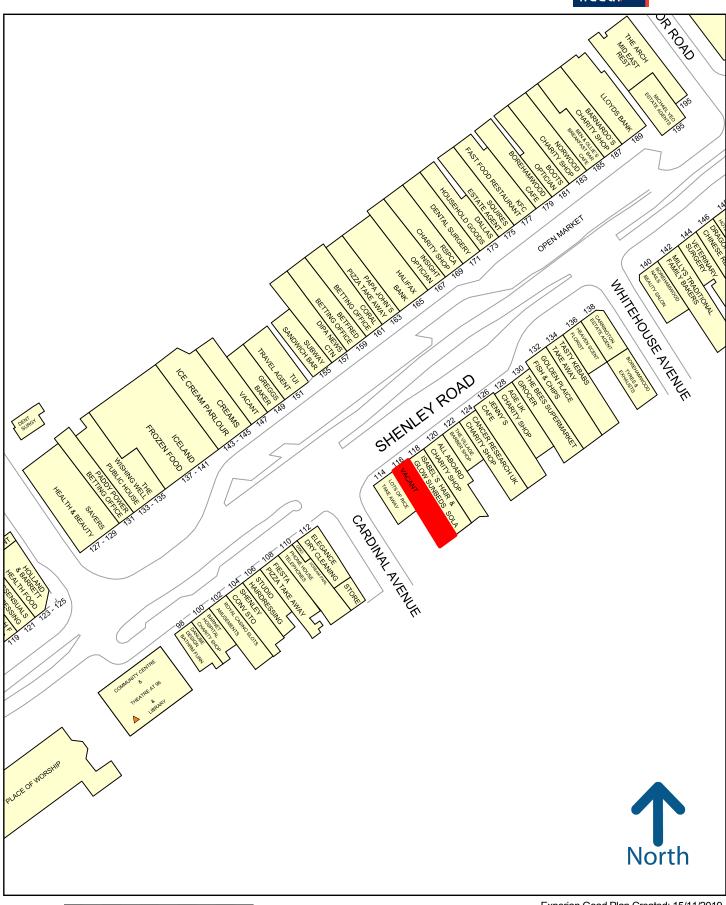
VIEWING Strictly by appointment through this office with:

Benjamin Haston 020 3828 8533 benjamin.haston@brasierfreeth.com Ivan Everitt 01923 205509 ivan.everitt@brasierfreeth.com

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: 15/11/2019 Created By: Brasier Freeth

