



HERTSMERE BOROUGH COUNCIL

Civic Offices, Elstree Way  
Borehamwood  
Herts WD6 1WA  
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[www.hertsmere.gov.uk](http://www.hertsmere.gov.uk)

**13 Howard Drive, Borehamwood,  
Hertsfordshire, WD6 2NY.**

# TO LET

- Neighbourhood Retail Parade 67.26 sq m 724 sq ft
- Rent £12,500 per annum



**TO LET**

**NEW LEASE  
ON A NEIGHBOURHOOD SHOPPING PARADE.**

## LOCATION

This retail shop is situated in the Howard Drive neighbourhood shopping parade, approximately one mile from Borehamwood town centre and half a mile from the A1. Occupiers within the shopping parade include McColls the newsagent, Costcutter and Borehamwood Pharmacy.

## DESCRIPTION

The premises comprise a mid-terrace ground floor lock-up shop with a WC and washroom. Delivery access is gained at the rear of the property through the shared service yard.

## ACCOMMODATION

<b>Retail area</b>	<b>61.19</b>	<b>sq m</b>	<b>659</b>	<b>sq ft</b>
<b>Rear Storage</b>	<b>6.07</b>	<b>sq m</b>	<b>65.33</b>	<b>sq ft</b>
<b>Total (excluding storage)</b>	<b>61.19</b>	<b>sq m</b>	<b>659</b>	<b>sq ft</b>

## LEASE TERMS

The premises are available to let, on a new lease, subject to contract:-

<b>TERM</b>	A five, ten or fifteen year term is available.
<b>QUOTING RENT</b>	In the region of £12,500 per annum exclusive of VAT and outgoings.
<b>RENT REVIEWS</b>	Five yearly upwards only rent reviews.
<b>USER</b>	A1 use (or A2 permitted subject to appropriate planning consent). (Café or takeaway use ie A3 or A5 will <b>not</b> be permitted).
<b>REPAIRS</b>	The tenant is responsible for the repair and maintenance of the interior of the shop, for the shopfront, windows and all doors.
<b>OUTGOINGS</b>	The tenant will pay all outgoings connected with the shop, including business rates, building insurance and all utility charges.
<b>INSURANCE</b>	The tenant will reimburse the Council the cost of building insurance for this shop under the Council's block policy. In 2016/17 this amounts to £62.26 (Can vary from year to year).
<b>SERVICE CHARGE</b>	N/A
<b>ALIENATION</b>	Assignment of the whole of the premises, maybe permitted only but with the Council's prior written consent, subletting is prohibited.
<b>RATEABLE VALUE</b>	£6,000. The business rates payable are £2,904 (2016/2017) based on a UBR of £0.48, you may be able to also claim full Business Rates Relief and therefore pay no business rates.
<b>REFERENCES</b>	Subject to satisfactory references.
<b>RENTAL DEPOSIT</b>	The tenant will provide a deposit equivalent to six month's rent.
<b>GURANTOR</b>	Guarantor/Surety will be required.
<b>EPC</b>	D rating.

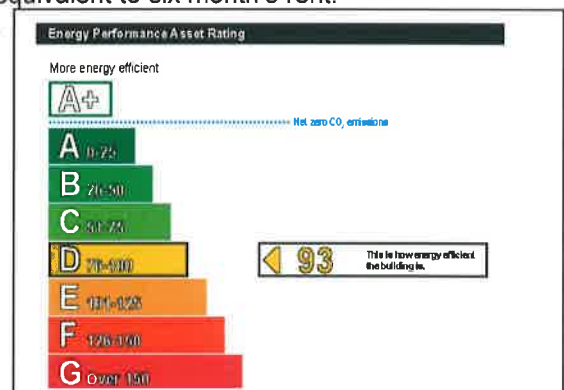
## VIEWING ARRANGEMENTS

To arrange a viewing please contact:-

Asset Management  
Hertsmere Borough Council  
Civic Offices, Elstree Way  
Borehamwood, Hertfordshire, WD6 1WA.

Tel: 020 8207 7486

Email: [jacob.davis@hertsmere.gov.uk](mailto:jacob.davis@hertsmere.gov.uk)



The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. (ii) No person in the employment for the Council, has any authority to make or give any representation or warranty whatsoever in relation to this property. (iii) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (iv) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (v) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.