



HERTSMERE BOROUGH COUNCIL

Civic Offices, Elstree Way
Borehamwood
Herts WD6 1WA
Tel: 020 8207 2277
DX45602 Borehamwood
www.hertsmere.gov.uk

TO LET

RETAIL UNIT – LEASEHOLD



**138 AYCLIFFE ROAD
BOREHAMWOOD
HERTFORDSHIRE WD6 4DY**

Offers are invited using the attached proposal form

These particulars are for guidance purposes only and do not in any way constitute an offer or contract in whole or part. While details are believed to be correct, prospective purchasers must satisfy themselves by enquiry, inspection or otherwise as to the accuracy of these particulars.



LOCATION	The property is situated in the Aycliffe Road neighbourhood shopping parade, which provides a range of retail services to the surrounding residential area. The property is located approximately 1 mile from Borehamwood Town Centre and Elstree and Borehamwood Thameslink Railway Station, which provides a direct service into London St. Pancras International in approximately 22 minutes.
DESCRIPTION	The property comprises a mid-terrace ground floor lock up shop with a WC and washroom and separate office/storage space to the rear. Delivery and trade access is available to the rear of the property via the communal service yard and parking area. The property also benefits from rear external storage.
SIZE & DIMENSIONS	The total net internal (NIA) floor area of the property is approximately 48 sq. m. (516 sq. ft.), with an external frontage of 5.66 m (18' 6"). ITZA 424 sq. ft.
LEASE TERMS	The property is available to let as a whole on a new lease - the principal terms are as follows:
TERM	Five, Ten or Fifteen year term with, 5 yearly upward only rent reviews and landlord breaks, contracted outside the security of tenure provisions of the 1954 L&T Act.
RENT	Offers in excess of £16,000 per annum exclusive of rates and other outgoings.
USER	Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended), or other as approved by the Council, subject to planning consent.
REPAIRS	The Lessee to be responsible for repair and maintenance of the interior of the shop and for the shop front, windows and doors and for care of the yard.
OUTGOINGS	The Lessee to pay all outgoings including business rates, council tax, water, gas and electricity charges. The Lessee will also reimburse the Council for the insurance premium for the building, which will be insured on the Council's block policy. There is a service charge to provide for maintenance of the common areas mainly relating to the rear serve yards and parking
ALIENATION	Assignment of the whole only will be allowed with the written consent of the Council. Underletting is strictly prohibited.
RATEABLE VALUE	1 April 2017 – present: £6,000.
EPC	Energy Rating - C

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**VIEWING
ARRANGEMENTS &
OFFERS**

To arrange to view the premises, for further information and for the submission of proposals for the property, please contact:

Contact: Reagan Williams
Phone: 020 8207 2277
07908480196

Contact: Asset Management
Phone: 020 8207 2277

Email: Reagan.Williams@hertsmere.gov.uk

Email: Asset.management@hertsmere.gov.uk

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

DRAFT



Tenant Proposal Form

**Please email this proposal form to
asset.managment@hertsmere.gov.uk**

Name and address of proposed tenant Individual or Company (including Company number):

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Proposed Use i.e. (Butchers, Pharmacist, Florist etc)

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Where a company is prosed as tenant the name and address of a personal guarantor usually company director:

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Is the proposed tenant / guarantor the owner or tenant of their place of residence

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How long has the prosed tenant and guarantor lived at their residential address

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Rental offer per annum (offers over £16,000 per annum)

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Details of how many years the business has been operating or is it a new business

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Term sought i.e. 5, 10 or 15 years

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Deposit: Will be equivalent to 6 months' rent

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Details of the tenants proposed business i.e. number of employees, proposed opening hours, any alterations or fit out proposed to the property, how the tenants business will operate and what it will do.

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The property will be marketed for at least 3 weeks after which the Council will review all the offers received.

References and guarantees may be sought in the event the Council wishes to proceed with your proposal.