

15 Leeming Road

Borehamwood

Hertfordshire

WD6 4EB

## TO LET

- Neighbourhood Retail Parade
- Rent £19,750 Per Annum
- Gross Internal Area 122.40 Sq m / 1317.50 Sq Ft



## **LOCATION**

The premises is located on a busy parade at Leeming Road with a high footfall. It is located approximately one mile from Borehamwood Town Centre and is well served by Public transport. The parade is a busy thoroughfare and offers free on-street and off-street parking.

## **DESCRIPTION**

The premises comprises of a mid-terrace ground floor lock-up retail unit with a WC and washroom. Access for loading and off-loading is at the rear of the premises via a communal service yard which also provides parking for tenants.

## **MEASUREMENTS**

Shop Frontage            6.518 metres / 21.38 feet

Shop Depth                17.585 metres / 57.69 feet

Gross Internal Area    122.40 Square Metres / 1317.50 Square Feet

## **LEASE TERMS**

A new five year lease term is available.

## **GUIDE RENT**

£19,750

## **RENT REVIEW**

Five yearly upward only rent reviews.

## **USER**

A1. Other uses may be considered subject to Council approval and Planning consent.

## **REPAIRS**

The Tenant is responsible for the repair and maintenance of the interior of the shop, for the shopfront, windows and all doors.

## **OUTGOINGS**

The Tenant will pay all outgoing connected with the shop, including business rates, building insurance and all utility charges.

## **INSURANCE**

The Tenant will reimburse the Landlord the cost of building insurance for the shop under the Landlord's block policy.

## **ALIENATION**

Assignment of the whole of the premises permitted, only with the Landlord's written consent. Subletting is strictly prohibited.

## **RATEABLE VALUE**

£10,500 effective from 1 April 2017. The business rates payable are 49.1p x £10,500 = £5,155.50 per annum.

## **DOCUMENTS REQUIRED**

Attested passport copy, full credit score report, 2 utility bills, bank reference, 3 trade references.

## **RENTAL ADVANCE**

The Tenant will provide 3 months rent in advance.

## **RENTAL DEPOSIT**

The Tenant will provide between 3 to 12 months rent deposit depending on credit report and other documents received.

## **GUARANTOR**

Guarantor may be required depending on the financial strength of the Tenant.

## **EPC**

To be completed.

## **FEES**

Landlord and Tenant to bear their own costs.

## **VIEWING ARRANGEMENTS**

To arrange a viewing please contact Roshan Ashrafi, Email: [Roshan.Ashrafi@hertsmere.gov.uk](mailto:Roshan.Ashrafi@hertsmere.gov.uk), Telephone: 020 8207 7486 Extension 4185.

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