

160 Aycliffe Road

Borehamwood

Hertfordshire

WD6 4EG

## TO LET

- Neighbourhood Retail Parade
- Rent £14,000 Per Annum
- Gross Internal Area 53.47 Sq m / 575.54 Sq Ft



## **LOCATION**

The premises is located on a busy parade at Aycliffe 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 thorough fare and offers free on-street and off-street parking.

## **DESCRIPTION**

The premises comprises of a mid-terrace ground floor lock-up retail unit. 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 5.172 metres / 16.96 feet

Shop Depth 10.340 metres / 33.92 feet

Gross Internal Area 53.47 Square Metres / 575.54 Square Feet

## **LEASE TERMS**

A new five year lease term is available.

## **GUIDE RENT**

£14,000

## **RENT REVIEW**

Not applicable.

## **USER**

A1, A2, A3 and A5 will 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**

£6,400 effective from 1 April 2017.

**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 the credit score and other documents received.

**GUARANTOR**

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

**EPC**

Rating C.

**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.

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