



21 Leeming Road, Borehamwood,
Hertfordshire, WD6 4EB.

TO LET

- Neighbourhood Retail Parade 75.14 sq m 766 sq ft
- Rent £18,000 per annum



**TO LET
NEW LEASE
ON A NEIGHBOURHOOD SHOPPING PARADE
CONSISTING OVER 35 SHOPS.**

LOCATION

The premises are located on Leeming Road, which forms part of a double parade of shops, together with those on the adjacent Aycliffe Road. In total, the parade comprises 40 shop units of various sizes. The parade is located approximately one mile from Borehamwood town centre and is well served by public transport and is a well used thorough fare and offers free on-street and off street parking. Neighbouring retailers include, The Co-op, RS McColls, Labrokes, along with independent occupiers such as an off-licence, hair and beauty salons, fashion boutiques, a butchers, Post Office, bakery, laundrette and dry-cleaner, a carpet retailer, bathroom and heating supplier, a stationers, an electrical supplier retailer. In addition, there is a dental practice, a pharmacy, along with a number of cafes, restaurants and take-away businesses.

DESCRIPTION

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

Shop Frontage	6.04m	19'10"ft
Shop Depth	12.44m	40'10"ft
Retail area	75.14	sq m 766 sq ft
Total (excluding yard)	75.14	sq m 766 sq ft

LEASE TERMS

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

TERM	A five, ten or fifteen year term is available.
GUIDE RENT	£18,000 per annum
RENT REVIEWS	Five yearly upward only rent reviews.
USER	A1 use (or A2 subject to appropriate planning consent). (Café or takeaway use ie A3 or A5 will not be permitted).
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 Council the cost of building insurance for this shop under the Council's block policy. In 2016/17 this amounts to £61.93.
ALIENATION	Assignment of the whole of the premises, only with the Council's prior written consent, subletting is prohibited.
RATEABLE VALUE	£8,500. The business rates payable are £3,961(2017/2018).
REFERENCES	Uniform Business Rates Multiplier is (UBR) 0.466p. Subject to satisfactory references.
RENTAL DEPOSIT	The tenant will provide a deposit equivalent to six month's rent.
GURANTOR	Guarantor/Surety will be required.
FEES	Tenant to pay Council's reasonable legal/Surveyor fees.

VIEWING ARRANGEMENTS

To arrange a viewing please contact:-

Jacob Davis or Rashmi Parmar on Tel: 020 8207 7486 Email: jacob.davis@hertsmere.gov.uk

Asset Management

Hertsmere Borough Council

Civic Offices, Elstree Way

Borehamwood, Hertfordshire, WD6 1WA.

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 of the agent(s) 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.