

**40 ROSSINGTON AVENUE
BOREHAMWOOD
HERTFORDSHIRE
WD6 4LA**

TO LET

63.40m2 (682.38 ft2) RETAIL SHOP

ON A BUSY NEIGHBOURHOOD SHOPPING PARADE

LOCATION

The property is situated in the Rossington Avenue neighbourhood shopping parade, which provides a range of retail services to the surrounding residential area. It is located approximately one mile from Borehamwood town centre.

DESCRIPTION

The premises comprise a mid-terrace ground floor lock-up shop with a WC and washroom at the rear. There is a small covered storage yard area together with a communal service parking area to the rear of the property.

LEASE TERMS

The premises are available to let as a whole on a new lease - the principal terms are as follows:-

TERM	Five, Ten or Fifteen Years
RENT	£10,000 per annum exclusive of outgoings, with 5 yearly rent reviews.
USER	To be for a retail use as approved by the Council. Possible A3/A5 use subject to planning permission. (The property currently has A1 Shop use)
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.
ALIENATION	Assignment of the whole only will be allowed with the written consent of the Council.
RATEABLE VALUE	£6,000.00. You may be able to claim full business rate relief.

OFFERS

Offers should be submitted in writing to Christian Maduekwe at the Asset Management Department of Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood WD6 1WA.

VIEWING ARRANGEMENTS

To arrange a viewing or for further details regarding this property please contact:-

Rashmi Parmar or Christian Maduekwe

Asset Management Department
Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
Hertfordshire, WD6 1WA
Tel: 020 8207 7486
Email: Christian.maduekwe@hertsmere.gov.uk

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