

SUBJECT TO CONTRACT AND COUNCIL APPROVAL

**ABERFORD COMMUNITY CENTRE
(ADJOINING ABERFORD CAFE)
ABERFORD ROAD
BOREHAMWOOD
HERTFORDSHIRE**

*** AVAILABLE TO LET
SEALED BIDS BY
CLOSING DATE 12 noon FRIDAY 5 JANUARY 2018***



*** UNIQUE COMMUNITY OPPORTUNITY ***

EXPERIENCED COMMUNITY HALL OPERATOR REQUIRED

The letting of Aberford Community Centre for an appropriate community facility.

OFFERS INVITED

Description

The property is a single brick built community hall under a pitched slate tiled roof. The internal arrangement comprises:

- Reception area and lobby
- Management Office
- Assembly Hall
- Kitchen Facilities
- Dedicated Toilet Facilities
- External landscaped Seating and Garden Areas

Accommodation

The Gross Internal Area (GIA) of the premises is 280.25 sq metres.

Current Planning Use

The current planning designation is D2.

EPC

An Energy Performance Certificate is available for inspection by prospective applicants.

Rental Value Guidance

Rental offers are invited in excess of £8,500 per annum exc of business rates, insurance, utilities and other occupational costs.

Lease Terms

The Council is prepared to grant a new 5 year lease on a Full Repairing and Insuring Basis. The tenant will need to satisfy the conditions set out by the Council, as part of any letting. Details of this are available on request.

The Council will also undertake a programme of maintenance work to the premises as part of a new letting.

For Further Information:

Please contact the Property Asset Management Department at Hertsmere Borough Council;

Rashmi Parmar (Senior Estates Surveyor)

Tel: 020 8207 7486

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Malcolm Greaves (Property Services Manager)

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