



50 Rossington Avenue, Borehamwood,  
Hertfordshire, WD6 4LQ.

## TO LET

- Neighbourhood Retail Parade 62 sq m 664 sq ft
- Rent £8000 per annum



**TO LET  
NEW LEASE  
ON A 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 an end-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.

## **ACCOMMODATION**

The total net internal floor area is approximately 62 m<sup>2</sup> (664 ft<sup>2</sup>).

## **LEASE TERMS**

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

<b>TERM</b>	A five, ten or fifteen year term is available.
<b>GUIDE RENT</b>	£7,500-£8,000 per annum
<b>RENT REVIEWS</b>	Five yearly upward only rent reviews.
<b>USER</b>	A1 or A2 use.

**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 £67.79.

**ALIENATION** Assignment of the whole of the premises, only with the Council's prior written consent, subletting is prohibited.

**RATEABLE VALUE** £5,700. The business rates payable are £2,656.20 (2017/2018).

Uniform Business Rates Multiplier is (UBR) 0.466p.

**REFERENCES** Subject to satisfactory references.

**RENTAL DEPOSIT** The tenant will provide a deposit equivalent to six month's rent.

**GURANTOR** Guarantor/Surety will be required.

**EPC** TBC

**FEES** Tenant to pay Council's reasonable legal/Surveyor fees.

## **VIEWING ARRANGEMENTS**

Viewings strictly by appointment only please contact:-

Jacob Davis or Rashmi Parmar on Tel: 020 8207 7486 Email: [jacob.davis@hertsmere.gov.uk](mailto:jacob.davis@hertsmere.gov.uk)

Asset Management

Hertsmere Borough Council

Civic Offices, Elstree Way

Borehamwood, Hertfordshire, WD6 1WA.

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