



140 Aycliffe Road, Borehamwood,  
Hertfordshire, WD6 4DY.

## TO LET

- Neighbourhood Retail Parade
- 50.37 sq m (542 sq ft)
- Rent £12,000 per annum



**TO LET**

**NEW LEASE**

**ON A NEIGHBOURHOOD SHOPPING PARADE  
CONSISTING OVER 35 SHOPS.**

## LOCATION

The property is situated on Aycliffe Road, which is part of a neighbourhood shopping parade, providing a range of retail services to the surrounding residential area. The parade is located approximately one mile from Borehamwood town centre. Occupiers within the shopping parade include the co-op, Martin's the newsagent, Ladbrokes, Mace and Metro Pharmacy.

## 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.

### ACCOMMODATION

|                               |              |             |            |              |
|-------------------------------|--------------|-------------|------------|--------------|
| <b>Retail area</b>            | <b>43.67</b> | <b>sq m</b> | <b>470</b> | <b>sq ft</b> |
| <b>Store &amp; corridor</b>   | <b>6.7</b>   | <b>sq m</b> | <b>72</b>  | <b>sq ft</b> |
| <b>Rear dedicated yard</b>    | <b>12.17</b> | <b>sq m</b> | <b>131</b> | <b>sq ft</b> |
| <b>Total (excluding yard)</b> | <b>50.37</b> | <b>sq m</b> | <b>542</b> | <b>sq ft</b> |

## 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>QUOTING RENT</b>   | £12,000 per annum exclusive of VAT and outgoings.   |
| <b>RENT REVIEWS</b>   | Five yearly upward only rent reviews.   |
| <b>USER</b>           | A1 use (or A2 subject to appropriate planning consent).<br>(Café or takeaway use ie A3 or A5 will <b>not</b> be permitted).                             |
| <b>REPAIRS</b>        | The tenant is responsible for the repair and maintenance of the interior of the shop, for the shopfront, windows and all doors.                         |
| <b>OUTGOINGS</b>      | The tenant will pay all outgoings connected with the shop, including business rates, building insurance and all utility charges.                        |
| <b>INSURANCE</b>      | 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 £64.61. |
| <b>ALIENATION</b>     | Assignment of the whole of the premises, only with the Council's prior written consent, subletting is prohibited.                                       |
| <b>RATEABLE VALUE</b> | £5,300. The business rates payable are £2,565.20 (2016/2017), you may be able to also claim full Business Rates Relief and pay no rates.                |
| <b>REFERENCES</b>     | Subject to satisfactory references.   |
| <b>RENTAL DEPOSIT</b> | The tenant will provide a deposit equivalent to six month's rent.   |
| <b>GURANTOR</b>       | Guarantor/Surety will be required.  |
| <b>EPC</b>            | D   |

## VIEWING ARRANGEMENTS

To arrange a viewing please contact:-

Asset Management  
Hertsmere Borough Council  
Civic Offices, Elstree Way  
Borehamwood, Hertfordshire, WD6 1WA.

Tel: 020 8207 7486

Email: [matthew.allanson@hertsmere.gov.uk](mailto:matthew.allanson@hertsmere.gov.uk)

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Net zero CO<sub>2</sub> emissions

92 This is how energy efficient the building is.

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.