

15 Leeming Road

Borehamwood

Hertfordshire

WD6 4EB

TO LET

- Neighbourhood Retail Parade
- Rent £19,750 Per Annum
- Gross Internal Area 122.40 Sq m / 1317.50 Sq Ft



LOCATION

The premises is located on a busy parade at Leeming Road with a high footfall. It is located approximately one mile from Borehamwood Town Centre and is well served by Public transport. The parade is a busy thoroughfare and offers free on-street and off-street parking.

DESCRIPTION

The premises comprises of a mid-terrace ground floor lock-up retail unit with a WC and washroom. Access for loading and off-loading is at the rear of the premises via a communal service yard which also provides parking for tenants.

MEASUREMENTS

Shop Frontage 6.518 metres / 21.38 feet

Shop Depth 17.585 metres / 57.69 feet

Gross Internal Area 122.40 Square Metres / 1317.50 Square Feet

LEASE TERMS

A new five year lease term is available.

GUIDE RENT

£19,750

RENT REVIEW

Five yearly upward only rent reviews.

USER

A1. Other uses may be considered subject to Council approval and Planning consent.

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 Landlord the cost of building insurance for the shop under the Landlord's block policy.

ALIENATION

Assignment of the whole of the premises permitted, only with the Landlord's written consent. Subletting is strictly prohibited.

RATEABLE VALUE

£10,500 effective from 1 April 2017. The business rates payable are 49.1p x £10,500 = £5,155.50 per annum.

DOCUMENTS REQUIRED

Attested passport copy, full credit score report, 2 utility bills, bank reference, 3 trade references.

RENTAL ADVANCE

The Tenant will provide 3 months rent in advance.

RENTAL DEPOSIT

The Tenant will provide between 3 to 12 months rent deposit depending on credit report and other documents received.

GUARANTOR

Guarantor may be required depending on the financial strength of the Tenant.

EPC

To be completed.

FEES

Landlord and Tenant to bear their own costs.

VIEWING ARRANGEMENTS

To arrange a viewing please contact Roshan Ashrafi, Email: Roshan.Ashrafi@hertsmere.gov.uk, Telephone: 020 8207 7486 Extension 4185.

Asset Management
Hertsmere Borough Council
Civic Offices,
Elstree Way,
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