

160 Aycliffe Road

Borehamwood

Hertfordshire

WD6 4EG

TO LET

- Neighbourhood Retail Parade
- Rent £14,000 Per Annum
- Gross Internal Area 53.47 Sq m / 575.54 Sq Ft



LOCATION

The premises is located on a busy parade at Aycliffe 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 thorough fare and offers free on-street and off-street parking.

DESCRIPTION

The premises comprises of a mid-terrace ground floor lock-up retail unit. 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	5.172 metres / 16.96 feet
Shop Depth	10.340 metres / 33.92 feet
Gross Internal Area	53.47 Square Metres / 575.54 Square Feet

LEASE TERMS

A new five year lease term is available.

GUIDE RENT

£14,000

RENT REVIEW

Not applicable.

USER

A1, A2, A3 and A5 will 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

£6,400 effective from 1 April 2017.

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 the credit score and other documents received.

GUARANTOR

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

EPC

Rating C.

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
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