

**162 Aycliffe Road, Borehamwood,
Hertfordshire, WD6 4DE.**

TO LET

- Neighbourhood Retail Parade Combined area of 58.14 sq m / 625.80 sq ft
- Rent £12,000 per annum



TO LET NEW LEASE ON A NEIGHBOURHOOD SHOPPING PARADE CONSISTING OVER 35 SHOPS.

LOCATION

The premises are located on Aycliffe Road, which forms part of a double parade of shops, together with those on the adjacent Leeming Road. In total, the parade comprises 40 shop units of various sizes. The parade is located approximately one mile from Borehamwood town centre and is well served by public transport. The parade is a well used thoroughfare and offers free on-street and off-street parking.

Neighbouring retailers include, The Co-op, RS McColls, Labrokes, along with independent occupiers such as an off-licence, hair and beauty salons, fashion boutiques, a butchers, Post Office, bakery, a laundrette and dry-cleaners, a carpet retailer, a stationers, an electrical supplier retailer, restaurants, cafes and takeaways.

DESCRIPTION

The premises comprise a mid-terrace "single unit" 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.

Measurements

Shop Frontage	5.28 m	17'4"ft
Shop Depth (MAX)	10.34 m	33'11"ft
Retail area (NIA)	58.14 sq m	625.80 sq ft

LEASE TERMS

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

TERM	A five, ten or fifteen year term is available.
GUIDE RENT	£11,950 per annum exclusive of outgoings.
RENT REVIEWS	Five yearly upward only rent reviews.
USER	A1 use (or A2 subject to appropriate planning consent). (Café or takeaway use i.e. A3 or A5 will not be permitted).
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 outgoings 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 2017/18 this amounted to £51.83 (this may vary from year to year).
ALIENATION	Assignment of the whole of the premises, only with the Council's prior written consent. Subletting is prohibited.
RATEABLE VALUE (RV)	RV is £6,000.00 per annum. The business rates payable is 2018/2019 is £2,880 per annum. (Subject to Change). Uniform Business Rates Multiplier is (UBR) 0.466p.
REFERENCES	Subject to satisfactory references.
RENTAL DEPOSIT	The tenant will provide a deposit equivalent to three month's rent.
GURANTOR	Guarantor/Surety may be required.
FEES	Tenant to pay Council's reasonable Legal/Surveyor fees.
EPC RATING	TBC

VIEWING ARRANGEMENTS

To arrange a viewing please contact:-

Christian Maduekwe on Tel: 020 8207 7486 Email: christian.maduekwe@hertsmere.gov.uk

Asset Management

Hertsmere Borough Council

Civic Offices, Elstree Way

Borehamwood, Hertfordshire, WD6 1WA.

These particulars are for guidance purposes only and do not in any way constitute an offer or contract in whole or part. While details are believed to be correct, prospective purchasers must satisfy themselves by enquiry, inspection or otherwise as to the accuracy of these particulars. **APRIL 2018**