

**40 ROSSINGTON AVENUE  
BOREHAMWOOD  
HERTFORDSHIRE  
WD6 4LA**

**TO LET**

**63.40m2 (682.38 ft2) RETAIL SHOP**

**ON A BUSY 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 a mid-terrace ground floor lock-up shop with a WC and washroom at the rear. There is a small covered storage yard area together with a communal service parking area to the rear of the property.

**LEASE TERMS**

The premises are available to let as a whole on a new lease - the principal terms are as follows:-

|                       |   |
|-----------------------|---|
| <b>TERM</b>           | Five, Ten or Fifteen Years  |
| <b>RENT</b>           | <b>£10,000 per annum</b> exclusive of outgoings, with 5 yearly rent reviews.  |
| <b>USER</b>           | To be for a retail use as approved by the Council. Possible A3/A5 use subject to planning permission. (The property currently has A1 Shop use)  |
| <b>REPAIRS</b>        | The Lessee to be responsible for repair and maintenance of the interior of the shop and for the shop front, windows and doors and for care of the yard.   |
| <b>OUTGOINGS</b>      | The lessee to pay all outgoings including business rates, council tax, water gas and electricity charges. The lessee will also reimburse the Council for the insurance premium for the building, which will be insured on the Council's block policy. |
| <b>ALIENATION</b>     | Assignment of the whole only will be allowed with the written consent of the Council.   |
| <b>RATEABLE VALUE</b> | £6,000.00. You may be able to claim full business rate relief.  |

**OFFERS**

Offers should be submitted in writing to Christian Maduekwe at the Asset Management Department of Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood WD6 1WA.

**VIEWING ARRANGEMENTS**

To arrange a viewing or for further details regarding this property please contact:-

**Rashmi Parmar or Christian Maduekwe**

Asset Management Department  
Hertsmere Borough Council  
Civic Offices  
Elstree Way  
Borehamwood  
Hertfordshire, WD6 1WA  
Tel: 020 8207 7486  
Email: [Christian.maduekwe@hertsmere.gov.uk](mailto:Christian.maduekwe@hertsmere.gov.uk)

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