



44 Rossington Avenue, Borehamwood,
Hertfordshire, WD6 4LA.

TO LET

- Neighbourhood Retail Parade 63.24 sq m 680.70 sq ft
- Rent £6,500 per annum



TO LET

**NEW LEASE
ON A NEIGHBOURHOOD SHOPPING PARADE.**

LOCATION

This retail shop 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. Delivery access is gained at the rear of the property through the shared service yard.

ACCOMMODATION

Retail area	61.89 sq m	666.20 sq ft
Store	1.35 sq m	14.50 sq ft
Rear dedicated yard	8.94 sq m	96.20 sq ft
Total (excluding yard)	63.24 sq m	680.70 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.
QUOTING RENT	£6,500 per annum exclusive of VAT and outgoings.
RENT REVIEWS	Five yearly upward only rent reviews.
USER	A1 use (or A2 permitted subject to appropriate planning consent). (Café or takeaway use ie 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 2016/17 this amounts to £58.80. (Can 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	£6,000. The business rates payable are £2,904 (2016/2017) based on a UBR of £0.48, you may be able to also claim full Business Rates Relief and therefore pay less business rates.
REFERENCES	Subject to satisfactory references.
RENTAL DEPOSIT	The tenant will provide a deposit equivalent to six month's rent.
GURANTOR	Guarantor/Surety will be required.
EPC	D rating.

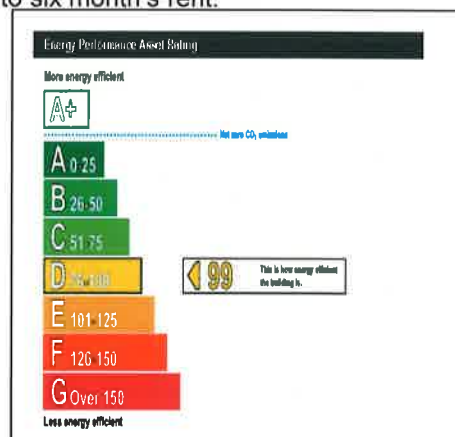
VIEWING ARRANGEMENTS

To arrange a viewing please contact:-

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

Tel: 020 8207 7486

Email: jacob.davis@hertsmere.gov.uk



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.