

**50 Rossington Avenue, Borehamwood,  
Hertfordshire, WD6 4LQ.**

## TO LET

- Neighbourhood Retail Parade 62 sq m 664 sq ft
- Rent £8000 per annum



**TO LET  
NEW LEASE  
ON A 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 an end-terrace 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.

## **ACCOMMODATION**

The total net internal floor area is approximately 62 m<sup>2</sup> (664 ft<sup>2</sup>).

## **LEASE TERMS**

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

|                     |  |
|---------------------|--|
| <b>TERM</b>         | A five, ten or fifteen year term is available. |
| <b>GUIDE RENT</b>   | £7,500-£8,000 per annum                        |
| <b>RENT REVIEWS</b> | Five yearly upward only rent reviews.          |
| <b>USER</b>         | A1 or A2 use.                                  |

**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 £67.79.

**ALIENATION** Assignment of the whole of the premises, only with the Council's prior written consent, subletting is prohibited.

**RATEABLE VALUE** £5,700. The business rates payable are £2,656.20 (2017/2018).

Uniform Business Rates Multiplier is (UBR) 0.466p.

**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** TBC

**FEES** Tenant to pay Council's reasonable legal/Surveyor fees.

## **VIEWING ARRANGEMENTS**

Viewings strictly by appointment only please contact:-

Jacob Davis or Rashmi Parmar on Tel: 020 8207 7486 Email: [jacob.davis@hertsmere.gov.uk](mailto:jacob.davis@hertsmere.gov.uk)

Asset Management

Hertsmere Borough Council

Civic Offices, Elstree Way

Borehamwood, Hertfordshire, WD6 1WA.

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.