

SUBJECT TO CONTRACT AND COUNCIL APPROVAL

**ABERFORD COMMUNITY CENTRE  
(ADJOINING ABERFORD CAFE)  
ABERFORD ROAD  
BOREHAMWOOD  
HERTFORDSHIRE**

**\* AVAILABLE TO LET  
SEALED BIDS BY  
CLOSING DATE 12 noon FRIDAY 5 JANUARY 2018\***



**\* UNIQUE COMMUNITY OPPORTUNITY \***

**EXPERIENCED COMMUNITY HALL OPERATOR REQUIRED**

**The letting of Aberford Community Centre for an appropriate community facility.**

**OFFERS INVITED**

## **Description**

The property is a single brick built community hall under a pitched slate tiled roof. The internal arrangement comprises:

- Reception area and lobby
- Management Office
- Assembly Hall
- Kitchen Facilities
- Dedicated Toilet Facilities
- External landscaped Seating and Garden Areas

## **Accommodation**

The Gross Internal Area (GIA) of the premises is 280.25 sq metres.

## **Current Planning Use**

The current planning designation is D2.

## **EPC**

An Energy Performance Certificate is available for inspection by prospective applicants.

## **Rental Value Guidance**

Rental offers are invited in excess of £8,500 per annum exc of business rates, insurance, utilities and other occupational costs.

## **Lease Terms**

The Council is prepared to grant a new 5 year lease on a Full Repairing and Insuring Basis. The tenant will need to satisfy the conditions set out by the Council, as part of any letting. Details of this are available on request.

The Council will also undertake a programme of maintenance work to the premises as part of a new letting.

## **For Further Information:**

Please contact the Property Asset Management Department at Hertsmere Borough Council;

### **Rashmi Parmar (Senior Estates Surveyor)**

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