



**SUBJECT TO CONTRACT AND COUNCIL APPROVAL**

**FORMER CANNON PUBLIC HOUSE  
THIRSK ROAD  
BOREHAMWOOD  
HERTFORDSHIRE**

**\* AVAILABLE TO LET\***



**\* UNIQUE COMMERCIAL / COMMUNITY OPPORTUNITY \***

**OFFERS INVITED**

## **Location**

The property is located on the corner of Thirsk Road and Reston Close, which is a predominantly residential area to the north east of Borehamwood

## **Description**

The property is a former pub premises of brick built construction. The internal arrangement comprises:

- Reception area and lobby
- Dedicated Gents and Ladies Toilet Facilities
- Numerous Assembly/ Function Rooms
- Kitchen Facilities
- Ample Storage Facilities
- External Yard
- External Car Park

## **Accommodation**

The Gross Internal Area of the existing accommodation is in the region of 470 sq m or 5,038 sq ft. Interested parties should satisfy themselves by verifying the areas.

Please note that any letting will exclude the Residential property.

## **Current Planning Use**

The current planning designation is A4. Alternative uses may be considered, subject to Planning Consent.

## **EPC**

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

## **Rental Value Guidance**

Rental offers are invited in excess of £25,000 per annum exclusive 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 lease will be contracted outside of the Landlord and Tenant Act 1954, so there will be no right to renew. 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.

## **For Further Information:**

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

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

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