



HERTSMERE BOROUGH COUNCIL

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EXCELLENT OPPORTUNITY FOR A ENTREPENUR IN A BUSY NEIGHBOUROOD CENTRE

RETAIL PREMISES TO LET

25 Leeming Road, Borehamwood, Hertfordshire, WD6 4EB



These particulars are for guidance purposes only and do not in any way constitute an offer or contract in whole or part. While details are believed to be correct, prospective purchasers must satisfy themselves by enquiry, inspection or otherwise as to the accuracy of these particulars.



LOCATION The premises are located on Leeming Road, which forms part of a double "T"-parade of shops, going north-south on Leeming Road and east-west along Aycliffe Road. The parade serves a locality with a population of approximately 15,000 people.

In total, the parade comprises 40 shop units of various sizes. The parade is located approximately one mile from Borehamwood town centre and is well served by public transport (the 292 and 657 routes).

The parade benefits from unrestricted, free on-street and off-street parking. Neighbouring retailers include, The Co-op and variety of other traders within the; Hospitality, Grocery, Medical, Construction, Domestic Services, Fashion, Beauty, Publishing, Motor, Entertainment and Gambling industries.

DESCRIPTION The premises comprise a mid-terrace "single unit" ground floor lock-up shop with a WC and washroom. There is also a small yard to the rear.

Delivery access is via the rear of the property through a shared communal service yard and occupier parking area.

SIZE & DIMENSIONS The Net Internal Area is 74.31sqm (799.87sqft). The unit's frontage is 5.35m (17.55ft) and the depth is 12.60m (41ft).

LEASE TERMS The premises are available to let as a whole on a new lease on the following terms:

TERM A lease for a term to be agreed.

RENT Rent in excess of **£13,500** per annum exclusive of outgoings (e.g. Business Rates any other applicable taxes and charges).

USER We understand that the premises benefits from permission for use as an A1 Retail unit.

Alternative uses will be considered and it would be the Tenant's responsibility and risk to obtain the necessary planning consents.

REPAIRS 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.

OUTGOINGS 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.

ALIENATION Assignment of the whole only will be allowed with the written consent of the Council.

RATEABLE VALUE According to the [VOA website](#) the current Rateable Value is £7,400.

Due to the level of the Rateable Value, it may be possible to claim full business rate relief. The Tenant must make the own enquiries to the Valuation Office.

VIEWING ARRANGEMENTS & OFFERS To arrange to view the premises, for further information and for the submission of proposals for the premises, please contact:

Contact: Roshan Ashrafi

Phone: 0208 207 7486

Email: Roshan.Ashrafi@hertsmere.gov.uk

Contact: Reagan Williams

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