



HERTSMERE BOROUGH COUNCIL

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SUBJECT TO CONTRACT AND COUNCIL APPROVAL

**CAFÉ, CHILDREN'S NURSERY or COMMUNITY  
OPPORTUNITY  
MEADOW PARK  
BROOK ROAD  
BOREHAMWOOD  
HERTFORDSHIRE**

**AVAILABLE TO LET  
EXPRESSIONS OF INTEREST BY  
CLOSING DATE: 12 noon FRIDAY 23 NOVEMBER  
2018**

**\* UNIQUE COMMUNITY CAFÉ, NURSERY or COMMUNITY  
OPPORTUNITY \***



## OFFERS INVITED

### Description

At present property is a single storey club house of brick construction, which can be converted/ adapted into a purpose built café, nursery or community centre, subject to planning consent.

### Accommodation

The Gross Internal Area (GIA) of the premises is 189 sq metres. Lay Out Plans available upon request.

### Current Planning Use

The current planning designation is D2. Change of Use consent would be required for A3 or D1 Use and this would be the responsibility of the incoming tenant.

### EPC

An Energy Performance Certificate will be made available for inspection by prospective applicants.

### Rental Value Guidance

Rental offers are invited in excess of £13,000 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 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;

### Christian Maduekwe (Estates Surveyor)

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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. **October 2018**