

1-3, Leeming Road Borehamwood,
Hertfordshire, WD6 4EA.

TO LET

- Neighbourhood Retail Parade – Double or Split
 - Rent £28,000 per annum
- Combined area of 117 sq m / 1260 sq ft or could sub-divide



**TO LET
NEW LEASE
ON A NEIGHBOURHOOD SHOPPING PARADE
CONSISTING OVER 35 SHOPS.**

LOCATION

The premises are located on Leeming Road, which forms part of a double parade of shops, together with those on the adjacent Aycliffe Road. 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, is a well used thorough fare and offers free on-street and off street parking. Neighbouring retailers include, The Co-op, RS McColls, Labrokes, along with independent occupiers such as an off-licence, hair and beauty salons, fashion boutiques, a butchers, Post Office, bakery, laundrette and dry-cleaner, a carpet retailer, bathroom and heating supplier, a stationers, an electrical supplier retailer. In addition, there is a dental practice, a pharmacy, along with a number of cafes, restaurants and take-away businesses.

DESCRIPTION

The premises comprise an end-terrace "double unit" 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. The premises are available as a double unit or it could be split.

Shop Frontage	10.50m	34'6"ft
Shop Depth (MAX)	12.33m	40'5"ft
Retail area (NIA)	117.71 sq m	1,260 sq ft

LEASE TERMS

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

TERM	A five, ten or fifteen year term is available.
GUIDE RENT	£28,118 per annum as a Double Unit or £13,300 pax for No 1 or £14,900 pax for No 3.
RENT REVIEWS	Five yearly upward only rent reviews.
USER	A1 use (or A2 subject to appropriate planning consent). (Café or takeaway use ie A3 or A5 will not be permitted).
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 outgoing 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 £133.97 (may vary from year to year).
ALIENATION	Assignment of the whole of the premises, only with the Council's prior written consent. Subletting is prohibited.
RATEABLE VALUE	£14,000. The business rates payable are £6220.37 (2018/2019) (Subject to Change).
REFERENCES	Uniform Business Rates Multiplier is (UBR) 0.466p. Subject to satisfactory references.
RENTAL DEPOSIT	The tenant will provide a deposit equivalent to six month's rent.
GURANTOR	Guarantor/Surety may be required.
FEES	Tenant to pay Council's reasonable Legal/Surveyor fees.

VIEWING ARRANGEMENTS

To arrange a viewing please contact:-

Jacob Davis or Rashmi Parmar on Tel: 020 8207 7486 Email: jacob.davis@hertsmere.gov.uk
Asset Management
Hertsmere Borough Council
Civic Offices, Elstree Way
Borehamwood, Hertfordshire, WD6 1WA.