

REF: 1741



53 THEOBALD STREET | BOREHAMWOOD | WD6 4RT

**USE CLASS E, FORMER OFFICES AND TREATMENT ROOMS.
PROMINENT BUILDING, PLANNED OVER GROUND, FIRST AND SECOND FLOORS.**

FOR SALE/TO BE LET



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Use class E, former offices and treatment rooms.

Prominent building, planned over ground, first and second floors.

Total NET Internal floor area, approx. 5,021 sq. ft.

Allocated parking for 2 cars (Possibly more spaces available).

Directly opposite Borehamwood's main shopping area.

Just a 2 minute walk to Elstree & Borehamwood Train station.

Ideal for a number of uses including, medical, dental, health/fitness or alternative uses, subject to planning.

New Full Repairing and Insuring (FR&I) lease available for a term to be agreed.


Offers invited in the region of £99,500 per annum, exclusive.

Freehold available – Price upon application.

Subject to contract.



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LOCATION

Borehamwood is a popular, busy town in Hertfordshire, just on the border of North London. Borehamwood has a rich cinematic history being the home of Elstree studios, and now home to the new flagship SKY Studios complex. Elstree and Borehamwood train station, just a 2 minute walk from the property, provides Thameslink services to Central London (in 20 mins), Luton, Bedford, Gatwick and Brighton. Borehamwood is also conveniently close to the M1 and M25 providing excellent road connections.

Borehamwood shopping Park is located opposite the property for easy access to amenities including Boots, Marks and Spencer, Next, Aldi, Costa Coffee etc. Shenley Road is also within a 2minute walk for access to Borehamwood High Street's shops, restaurants, café's and other amenities. Bus services are also readily available.



THE PROPERTY

Three storey, prominent building fronting Theobald Street in the heart of Elstree & Borehamwood. Planned over ground, first and second floors, the property has a strong presence being directly opposite the entrance to Borehamwood Shopping Park, close to Elstree and Borehamwood station, around the corner from the High Street, and on the fringe on an affluent residential area.

The property was formerly used as offices and treatment rooms allowing for flexible accomodation for a future tenant. The property is in excellent condition and well appointed with modern fixtures and fittings and we are advised comprises a **NET** Internal Area, approx. 5,021 sq.ft. There are 2 parking spaces to the front of the property and side access to a shared car park at the rear where further parking may be available, subject to negotiation.

There is a modern reception area on the ground floor as well as offices/ treatment rooms, the first floor offers additional office space with the second floor currently split between a showroom space and additional treatment rooms.





🎯 PLANNING

We are advised the property has planning permission for use class E. NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property now falls into category E and is therefore deemed ideal for a number of uses including medical, health care, therapies, offices, gyms, day nurseries, dance studios, fitness etc. or alternatively education, training, tuition etc. may be available subject to planning if required.

Applicants are recommended to seek their own advice in relation to planning.

🎯 EPC

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🎯 RATING

TBA.

🎯 VAT

We are advised the property is currently NOT elected for VAT.

🎯 RENT

New FR&I Lease available for a term to be agreed, rental offers invited in the region of £99,500 per annum exclusive, subject to contract.

🎯 PRICE

Freehold available – Price upon application.

🎯 COSTS

Each party to be responsible for their own legal and professional costs.

🎯 HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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INSPECTIONS STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis / Ben Goldstone

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

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February | 2025.