







**High Street, Elstree, Borehamwood, WD6
3BY**



A prominent corner shop with A1 retail and A2 office use at the busy junction of Barnet Lane and Elstree High Street. The premises occupies approximately 525 square feet of bright and flexible space, with kitchen and WC facilities. The shop is situated minutes from Elstree and Borehamwood's busy shopping centre, the Centennial Business Park, and The Village Hotel and Gymnasium.

£16,000.00 Per year



Aldermartin, Baines & Cuthbert: Estate Agents in Edgware, Hendon & Mayfair

PROPERTY DETAILS

Front Office

5.80m x 4.10m (19' x 13' 5")

Rear Office

4.30m x 3.74m (14' 1" x 12' 3")

Kitchen Area

3.80m x 2.40m (12' 6" x 7' 10")

W.C.

Rear Access

RENT

£16,000 per Year

LEASE

A new Full Repairing and Insuring Lease, within the 1954 Act.

BUSINESS RATES

T.B.C.

It is anticipated that small business relief would apply.

- **Corner Shop**
- **Competitive Rent**

- **A1/A2 Retail/Office Use**
- **New Lease**

- **525 Square Feet**
- **Prominent Position**

Disclaimer In accordance with the 1991 Property Misdescriptions Act, these details and photographs have been prepared in good faith and as general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point. Any information regarding lease details, service charges, etc. have been supplied by our client and to the best of our knowledge is correct.

However, we strongly suggest that you request your lawyer to have it ratified.

Edgware

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