



WILLIAMSON
DACE | BROWN

PLEASE NOTE: The Landlords/Vendors are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608), Registered address: 22 Cannon Hill, London, N14 6BY



I 42 Shenley Road, Borehamwood, Herts, WD6 1EQ

- **£25,000 per annum exclusive.**
- **Ground floor retail premises.**
- **Busy local High Street**

Prominent E use class retail unit on Shenley Road in Borehamwood. Excellent location on parade with large Tesco superstore behind. Benefits include large rear stores and three phase power supply. Approx. 109m² (1,173ft²).



Williamson Dace Brown
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Shenley Road is the main shopping street in Borehamwood which includes national retailers such as KFC, Boots opticians, Greggs, Corals, together with a plethora of smaller independent businesses. A Tesco superstore is behind the subject property with a large car park. Borehamwood is well connected being close to the M1, M25 and A1 for access to London, Barnet & Watford. Elstree & Borehamwood rail station is approx. 0.4 miles away with regular services to London St Pancras and beyond. Bus stops are on Shenley Road with regular services to St Albans, Watford and Barnet .

Previously trading as a bakery, this retail unit consists of a main trading area to the front with shelves and a stud partition in the middle with a preparation area behind. At the rear of the unit there is a w/c, small office and another preparation area with double doors opening onto the middle yard. There is another store off the middle yard which previously housed the ovens. There is a separate three phase electric supply to this store. Rear access is provided via the service road off Whitehouse Avenue.

The main retail premises benefits from concrete floor with food prep plastic wall sheets, suspended ceiling with LED ceiling lights and multiple electrical sockets throughout.

Accommodation

(all sizes approximate)

Retail Area

5.7m (19ft) x 8.5m (28ft)

Kitchen Prep area

2.4m (8ft) x 3.3m (11ft)

In addition to:

W/C

With sink and toilet

Small Office/Storage

Rear Store

4.77m (15.4ft) x 9m (29.5ft)

3.44m (11.2ft) x 2.47m (8.1ft)

Net Internal Area

Area: 109m² (1173ft²)







Terms

The unit is available to rent under a Full Repairing and Insuring Lease for a period to be agreed at an initial rental of £25,000 per annum exclusive.

Deposit

A deposit of three to six months rent will be required to be held for the duration of the lease by the landlord subject to the receipt of satisfactory references.

References

The incoming tenant will be required to provide satisfactory references from their accountant, solicitor and current/previous commercial landlord. Photographic identification and proof of address is also required.

Planning

The property falls within the Borough of Hertsmere and can be used for purposes under the Use Class Order E. All tenants are to satisfy themselves with regard to the Use Class Order.

Business Rates

The rates payable for the year 2022/2023 are estimated to be £10,000. Rateable Value is £20,000. All applicants are advised to discuss any business rates queries with the Borough of Hertsmere.

Service Charge

Ad-hoc.

VAT

The property is not elected for VAT and therefore will not be chargeable on the rent or service charge.

EPC

Rating—C66

Viewings By appointment only.

Commercial Agents

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Contact

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