

COMMERCIAL ESTATE AGENTS & VALUERS

***\*BACK ON THE MARKET DUE TO ABORTIVE NEGOTIATIONS\****

**RETAIL UNIT (USE CLASS E)**

**TO BE LET**

**189 SHENLEY ROAD, BOREHAMWOOD HERTS, WD6 1AW**



All Transactions are Subject to Contract

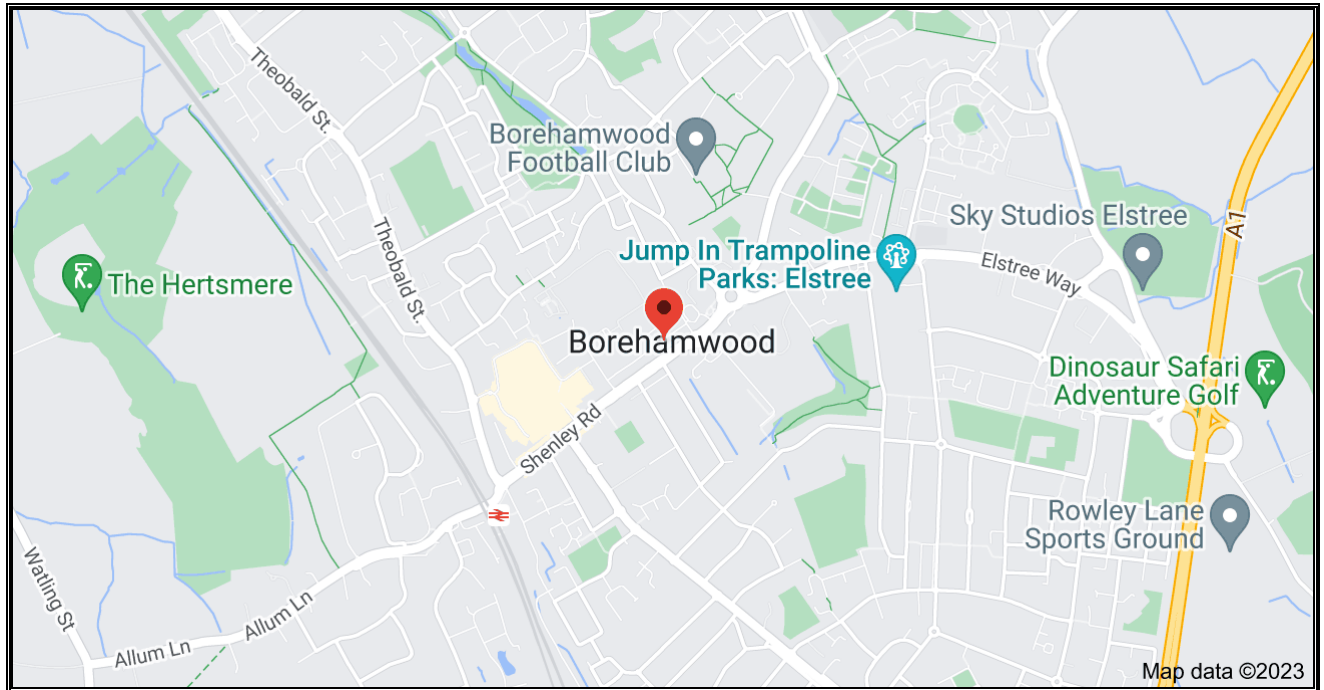
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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



**LOCATION** Situated in a busy trading position near the junction with Grosvenor Road. Tesco Superstore & McDonald's, Boots, KFC, Halifax Building Society and Medivet are all close by.

**ACCOMMODATION** A former Lloyds TSB bank, arranged on ground and basement affording the following approximate gross floor areas:

Ground Floor	1,335 sq ft
Basement	807 sq ft
<b>Total</b>	<b><u>2,124 sq ft</u></b>

The premises are fronted by a slip road providing parking and there is rear vehicular access.

**LEASE** A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

**RENT** £35,000 per annum exclusive.

**RATES** To be reassessed. Estimated rates payable £19,000 per annum. Retail, hospitality and leisure currently are legible for rates relief of 75% Interested parties should confirm annual rates payable with the Rating Authority.

**EPC** C

**LEGAL COSTS** Each party to be responsible for their own legal costs incurred.

**VIEWING** Strictly by appointment through sole agents



Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) 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;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
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