

COMMERCIAL ESTATE AGENTS & VALUERS

**RETAIL UNIT (USE CLASS E)
TO BE LET**

189 SHENLEY ROAD, BOREHAMWOOD HERTS, WD6 1AW

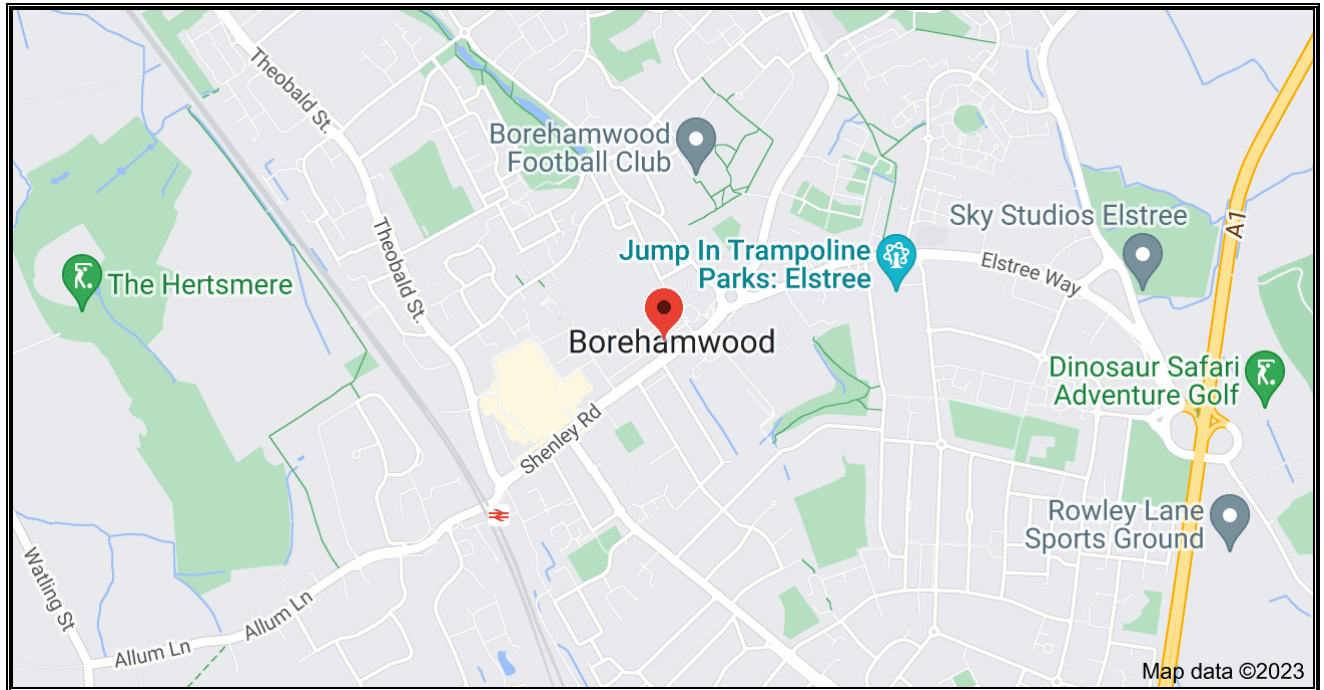


All Transactions are Subject to Contract

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EAST FINCHLEY LONDON N2 9DB
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TELEPHONE: 020 8346 5100

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
Total	<u>2,124 sq ft</u>

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.

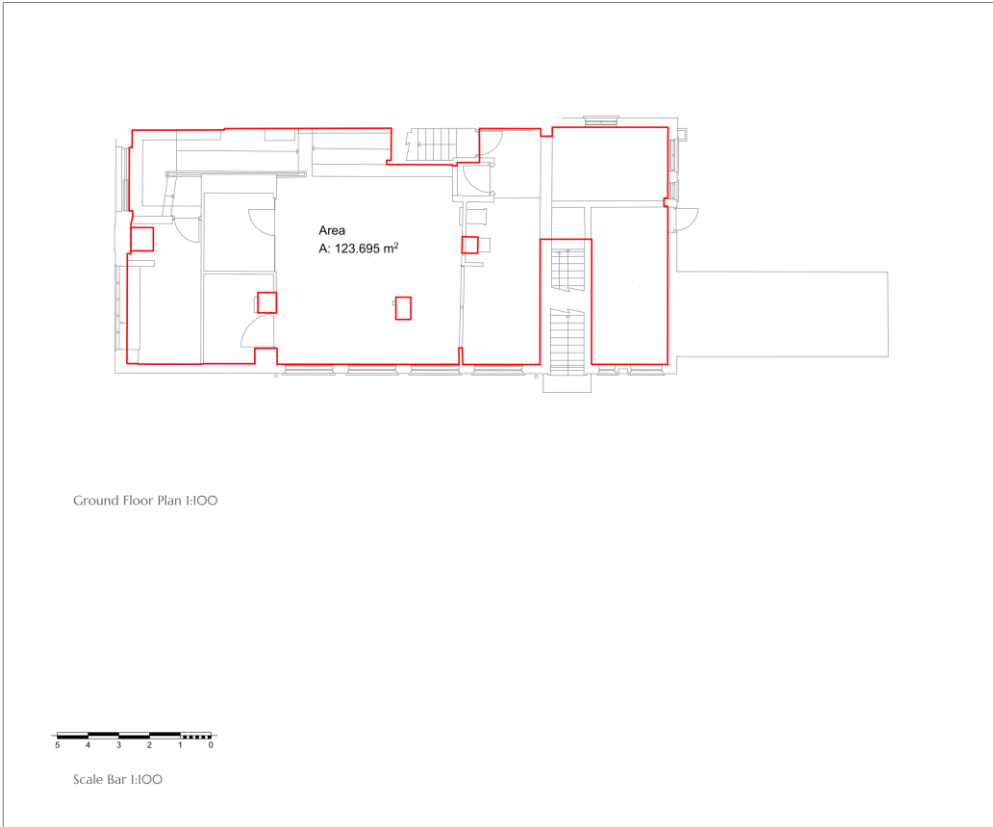
RENT £35,000 per annum exclusive.

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



Revision History			
RevID	ChID	Change Name	Date



Brass Architecture

Brass Architecture
 46 Commercial Road
 London
 UK
 E1 1LP

5025 Job Title
 189 Shenley Road
 Borehamwood
 Essex
 UK

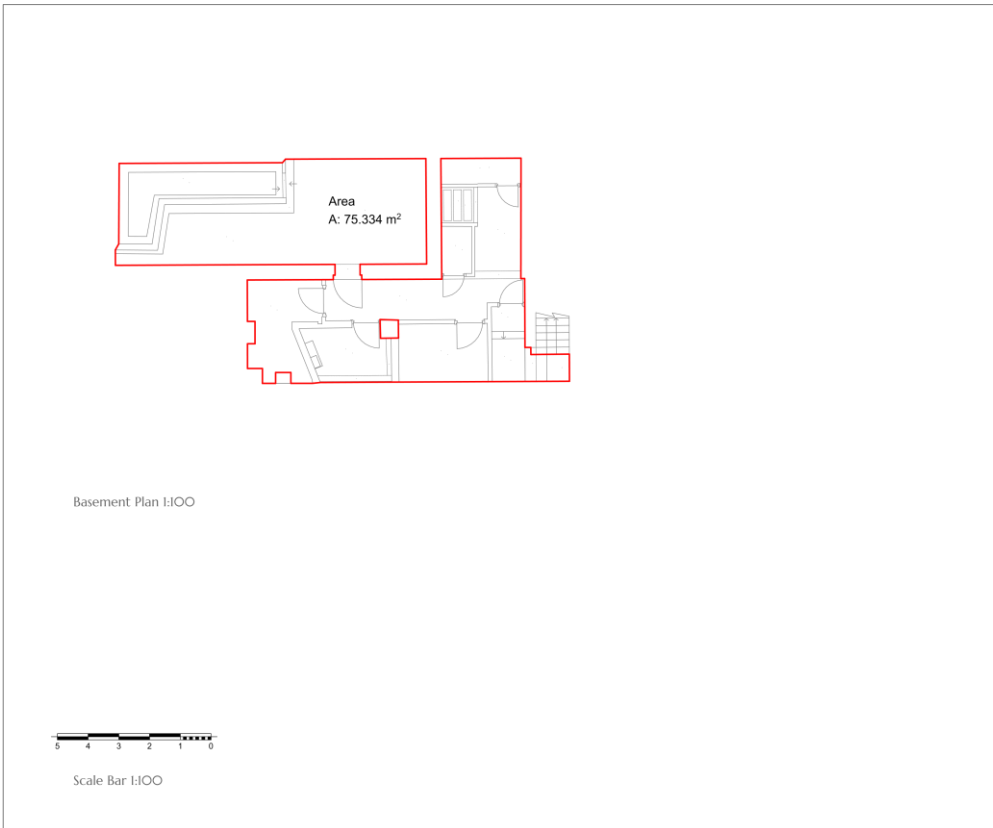
Drawing Name
Proposed Ground Floor Plan

Drawing Status

Modified by	Date
JPB	04.07.23
Checked by	Date
RS	04.07.23

Drawing Scale
1:100@A3

Layout ID	Revision
A.05.1	



Revision History			
RevID	ChID	Change Name	Date



Brass Architecture

Brass Architecture
 46 Commercial Road
 London
 UK
 E1 1LP

5025 Job Title
 189 Shenley Road
 Borehamwood
 Essex
 UK

Drawing Name
Proposed Basement Plan

Drawing Status

Modified by	Date
JPB	04.07.23
Checked by	Date
RS	04.07.23

Drawing Scale
1:100@A3

Layout ID	Revision
A.05.3	

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- (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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