

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

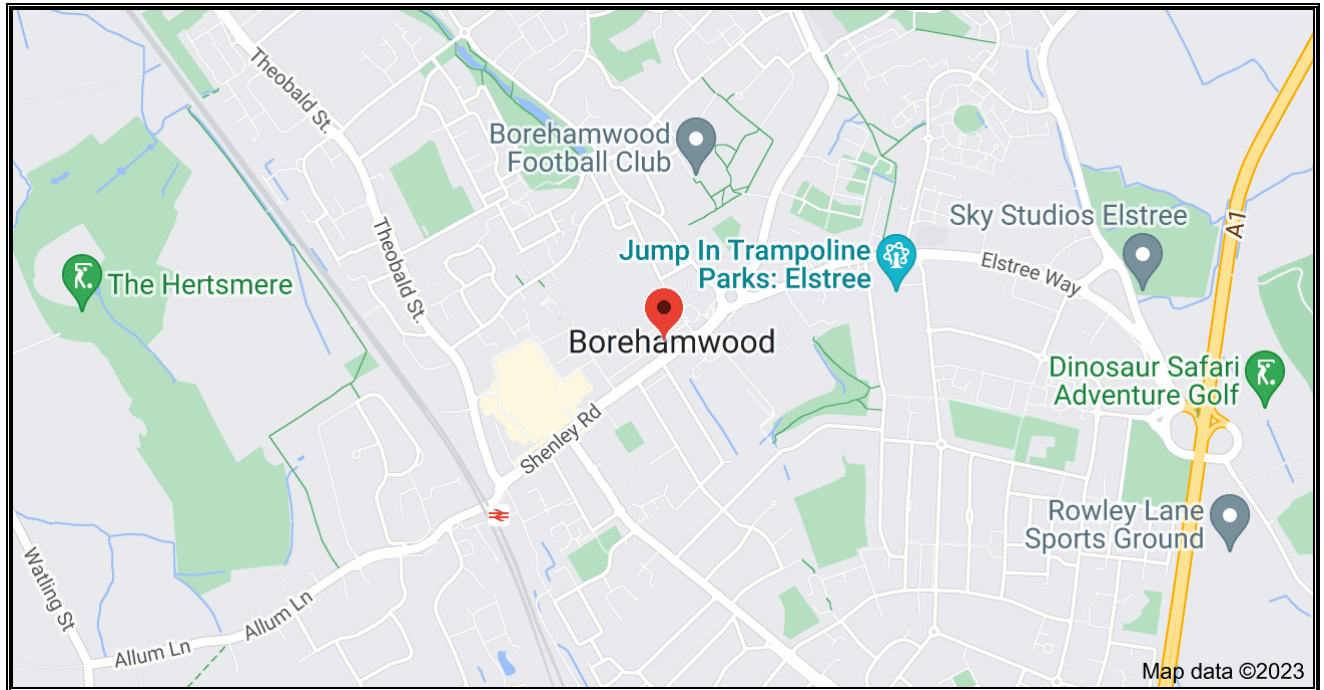
1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

E: [property@michaelberman.co.uk](mailto:property@michaelberman.co.uk) W: [www.michaelberman.co.uk](http://www.michaelberman.co.uk)

**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.

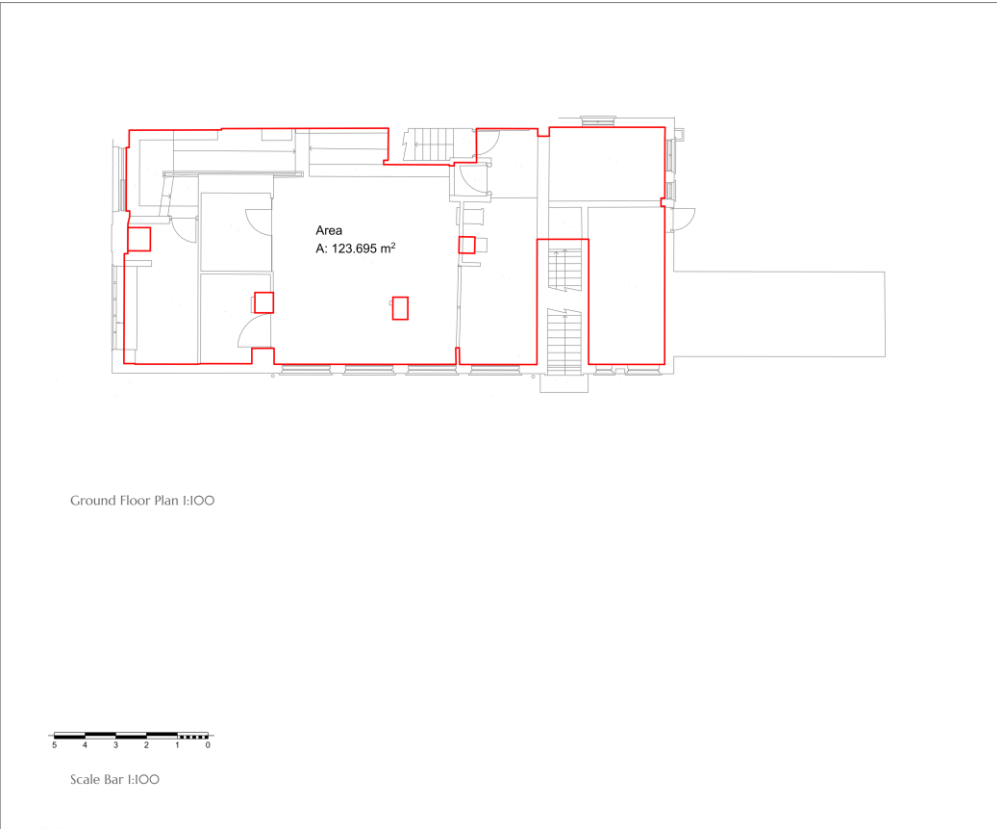
**RENT** £40,000 per annum exclusive.

**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



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**

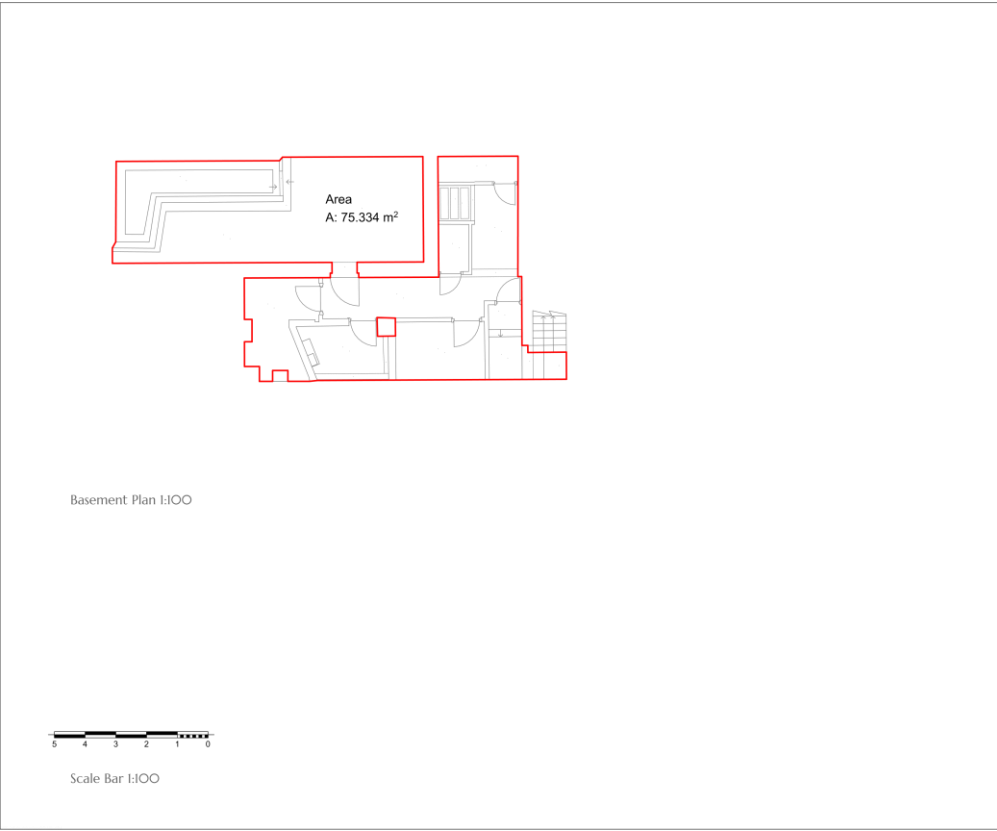
Drawing Status

Modified by **JPB** Date 04.07.23

Checked by **RS** Date 04.07.23

Drawing Scale  
**1:100@A3**

Layout ID **A.05.1** Revision



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 **JPB** Date 04.07.23

Checked by **RS** Date 04.07.23

Drawing Scale  
**1:100@A3**

Layout ID **A.05.3** Revision

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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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- (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
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”