

105-109 Shenley Road |  
Borehamwood | WD6 1AX

Prime Shop | To Let |

Subject to Vacant Possession



# 105-109 Shenley Road | Borehamwood | WD6 1AX

## Location

The subject property is situated in the prime stretch on Shenley Road located adjacent to Wenzels and close to Peacocks, Specsavers, Card Factory and Holland & Barrett.

The property benefits from being located near to Borehamwood Shopping Park anchored by M&S, Lidl, Boots, Aldi, Next, Argos and Sports Direct. The scheme provides 580 free car parking spaces attracting a large number of shoppers to the area.

## Description

Former banking premises set out over ground and first floors benefiting from an open plan sales area to the ground floor front with several compartmentalised meeting rooms. The first floor comprises a large meeting room, staff room and male and female toilets.

There is an opportunity to occupy the ground floor only depending on tenant requirements.

## Accommodation

The property has the following approximate gross internal floor areas:

Ground floor		231.83 Sq.m		2,496 Sq.ft
First floor		232.75 Sq.m		2,505 Sq.ft
Total		464.58 Sq.m		5,001 Sq.ft

## Key features

- Double fronted shop
- New lease available
- Subject to vacant possession
- Prime pitch & busy parade

## Lease

New lease for a term to be agreed subject to 5 yearly upwards only rent reviews.

## Rent

Upon application.

## Service charge

The current service charge apportioned to this unit is £9,614.57.

## EPC

Further details available upon request. C 51.

## Rates

The VOA website shows an entry in the current Rating List of £74,500. For rates payable please refer to the Local Charging Authority, Hertsmere Borough Council – 020 8207 2277.

## Legal costs

Each party to be responsible for their own legal and consultancy costs.



## Contact

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VIEWINGS - Strictly by appointment

