

## A1 RETAIL PREMISES TO LET



### SHENLEY ROAD, BOREHAMWOOD, HERTS WD6 1770.04 SQ FT (164.43 SQ M)

**Location:** Situated in a good position in Shenley Road, Borehamwood, near the junction with Cardinal Avenue and virtually opposite Subway.

**Description:** Comprising an A1 retail lock-up shop suitable for a variety of trades subject to the necessary consents.

**Lease:** **Option 1**  
Available on a new Full Repairing and Insuring Lease for a term to be agreed at £29,995 per annum.

**Option 2**  
Available on a 999 year Lease at £425,000

**Areas:**

Width	18'
Depth	45' 9"
Ancillary Showroom	21' 9" wide x 14' 6" deep"
Storage/showroom	27' 4" x 14' 6"
Office/Store	16' 6" x 13' 5"
Total area:	1,770.04 Sq Ft (164.43 Sq M)

**Business Rates:** London Borough of Hertsmere – Rates payable approximately £9,000 per annum for 2010/2011. Interested parties should make their own enquiries via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only via  
Claridges Commercial – 0845 205 0007**

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