



CORNER RETAIL or RESTAURANT / TAKE AWAY

TO LET or LEASE FOR SALE

at

112 SHENLEY ROAD, BOREHAMWOOD

Location:

The property is located at the junction of Shenley Road and Cardinal Avenue, providing a bold corner opposite GREGGS, ICELAND and SAVERS. The premises are served by a service road to the front offering free short-term parking

Description:

Comprising of a Ground Floor A1/A3 or A5 premises with storage/ancillary areas plus a kitchen and W.C. plus the benefit of consent for external seating on the Cardinal Avenue Frontage

Accommodation:

The shop benefits from a bold dual window frontage and the following approximate dimensions and floor areas

Frontage to Shenley Road -	18'
Return Frontage to Cardinal Avenue	12'
Shop/Built Depth	46'
Ground Floor Shop	800sq. ft.
Rear Storage/wc facilities	

Terms

A Full Repairing and Insuring Lease expiring March 2029, subject to a fixed uplift in March 2021 and thereafter five yearly rent reviews, at a current rent of £16,000 per annum exclusive rising to £18,000 per annum exclusive in March 2021

Alternatively, a sub-Lease for a term concurrent with the Head Lease at a commencing rent of £40,000 per annum, fixed until the Lease expiry – On this basis the Premium payable will be nominal (Details upon application)

Rates

£5,100 payable (approx.)

Premium

Offers are invited for the benefit of the residual Lease, the right to renew the Lease, the low passing rent and the valuable A1/A3/A5 Planning consents

Legal Costs

Each party to bear their own

Additional Information & Viewings

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