

TO LET

**LOCK UP SHOP
PLUS REAR STORE AND
LOADING ACCESS**

161.43 SQ M (1,737 SQ FT)



**201 SHENLEY ROAD
BOREHAMWOOD
HERTS WD6 1AT**

See important notice overleaf

01438 816396

bowyerbryce.co.uk

The Business & Technology Centre
Bessemer Drive, Stevenage, Herts SG1 2DX
F: 01438 816396

Also at:

96 Silver Street
Enfield
EN1 3TW
T: 020 8367 5511
F: 020 8366 0818

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

201 SHENLEY ROAD, BOREHAMWOOD HERTS WD6 1AT

DESCRIPTION & SITUATION Prominent main road position forming part of an established busy retail parade next to Ladbrokes and Dominoes Pizza and close to Barclays Bank. The property is visible from the main roundabout which faces Tesco's Superstore and the world renowned Elstree Studios.

FEATURES

- MODERN SHOP FRONT
- REAR STORE AND LOADING ACCESS
- LAY-BY OFFSTREET PARKING
- TOILET AND KITCHEN

FLOOR AREAS Dimensions and floor areas are approximate only

	(sq m)	sq ft
Shop width	6.537 sq m	
Depth including small kitchen and cloakroom facilities	20.47 m	
TOTAL	133.17 sq m	1,433 sq ft
Rear Store	28.26 sq m	304 sq ft
Total floor areas	161.43 sq m	1,737 sq ft

TERMS The property is available by way of a new lease for a term to be agreed.

RENT £22,500 per annum exclusive
SUBJECT TO CONTRACT

RATES Rateable value £21,500
Rates payable 2011/12 £9,309.50

LEGAL COSTS Each party to be responsible for their own legal costs.

VIEWING Strictly by appointment through Sole Agents
BOWYER BRYCE
Simon Scott
01438 902082
simon.scott@bowyerbryce.co.uk

Ian Harding
01438 902081
ian.harding@bowyerbryce.co.uk

Ref: 012460

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