



A1 (EPC Rating:)

HIGH STREET, ELSTREE,
BOREHAMWOOD, WD6 3EZ

Per Annum

£9,500 Per

0 Bedroom A1 located in Borehamwood

Warren Anthony Commercial are delighted to bring to the market this highly visible small lock up shop 22 square metres approx. occupying a prime corner location at the junction of the High Street with Barnet Lane close to Aldenham Country Park and Reservoir with Borehamwood, Bushey and Watford all within a short driving distance.

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Also near to the A1, M1 and M25 motorway.

The shop fully refurbished in late 2022 was until recently trading as the Skinn Lab London comprises a reception area to the front, separate partitioned treatment room, kitchenette and WC with parking we understand for one car.

Size 22 square metres / 236. square feet approx.

Lease available by way of a new full repairing and insuring lease for a term to be agreed with the current tenant having taken a 5 year term from we believe October 2022 with a 2.5 year break clause subject to six months prior written notice.

Rent £9,500 per annum exclusive.

VAT we understand none payable.

Business rates with a current rateable value of £5,900 with we understand none payable.

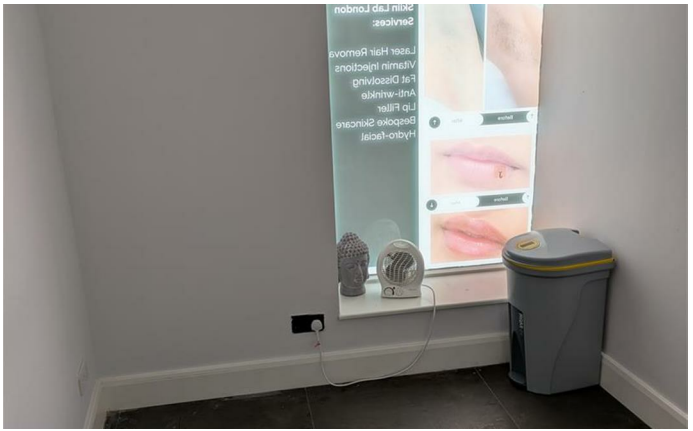
Energy performance certificate available upon application.

Legal costs and those of the Landlord if any to be confirmed.

A non-refundable deposit in the sum of £300.00 to be taken by Warren Anthony Estate Agents on agreeing terms and to allow the shop then to be removed from the market and the agent on behalf of the Landlord to carry out its due diligence to include receipt of references and/or accounts etc.

The shop to be taken as seen and to include all and if any fixtures and fittings.

Viewing by prior appointment only through Warren Anthony Commercial 01923 220012 Option 3

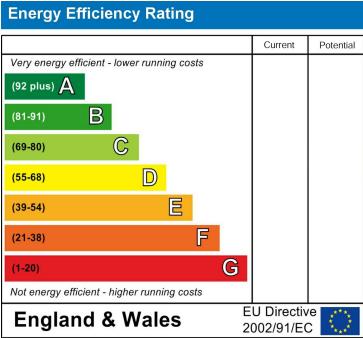


Council Tax Band

Call us on

Energy Performance Graph

<https://www.warrenanthony.co.uk>



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

