



RESTAURANT PROPERTY

Lease available

Prime Borehamwood A3 Opportunity - Triple-Fronted
High-Quality Fit-Out. Centrally-Located and Close to Train Station.



Prime Borehamwood A3 Opportunity - Triple-Fronted
High-Quality Fit-Out. Centrally-Located and Close to Train Station.
17-21 Shenley Road, Borehamwood WD6 1AD

Approx 2,830 sq ft

Location

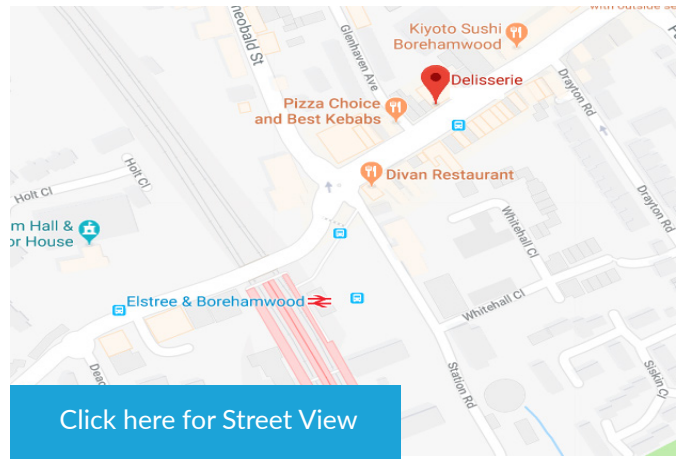
The premises occupy a prominent position on Shenley Road, close to the Train Station and Sainsbury's Local. Occupiers in the vicinity include Sainsbury's Local, Likya, Nando's, Tay Tar Thai, MOD Pizza, Prezzo and Kiyoto Sushi to name but a few.

Nearby



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[Click here for Street View](#)

Accommodation

Comprising ground floor, providing approximately 100 covers internally, over the following areas:

Ground Floor	2,830 sq ft
Total Internal Area	2,830 sq ft (263.01 sq m)

Rates

We understand that the property is assessed as follows.

Rateable Value	£53,000
Payable 2018/19	£26,129

Interested parties are advised to verify with the Local Rating Authority.

Lease

Assignment of lease, expiring 19 April 2026 at a current rental of £82,000 pax, with next rent review in April 2021. The lease is understood to be held inside the Landlord & Tenant Act 1954.

EPC

An Energy Performance Certificate is available upon request.

Licence

Sale of Alcohol: Mon-Sat 12am (11:30pm Sun)
Opening Hours: Everyday 11pm (Friday 11:30pm)

Legal costs

Each party to be responsible for payment of their own costs.

Premium

£130,000, for the benefit of the leasehold interest.
Fixtures and fittings to be agreed.

Contact

For further information or to arrange a **strictly confidential** viewing contact:

Theo Benedyk	Emma Cousins of CDG
DD: 020 7009 0486	020 7100 5520
tb@lewisraig.co.uk	emma@cdgleisure.com

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.