

# FOR SALE

0.10 HECTARES (0.25 ACRES)

FREEHOLD TOWN CENTRE DEVELOPMENT SITE

- › Existing residential site
- › Vacant possession
- › Town centre location
- › Only 200 metres to Elstree & Borehamwood Rail Station
- › Central London – 14 miles; Luton Airport – 20 miles
- › London St Pancras – 26 minutes by rail



**TOWN CENTRE DEVELOPMENT SITE**

**Elstree House, 39 Theobald Street, Borehamwood, WD6 4RT**



## LOCATION

- The site is located close to the western edge of Borehamwood approximately 100 metres west of Borehamwood Shopping Park and 200 metres north of Elstree and Borehamwood rail station which provides direct access to London St Pancras in around 25 minutes. The BBC Elstree Centre and Elstree Studios are situated 0.6 and 0.7 miles to the east, respectively.

## THE SITE

The freehold site is a former residential hostel owned by Hertsmere Borough Council. The site extends to approximately 0.10 hectares (0.25 acres) and includes 15 studios comprised within two x 2 storey blocks within very close walking distance of the rail station and town centre. The property is vacant and positioned on the end of a row of terraced homes. Access into the site is located at the southern boundary direct from Theobald Street and opens into a parking area.

Being a site within close proximity to the town centre, surrounding uses are diverse and include residential, employment, retail, restaurants and cafes.

## PLANNING POSITION

The site does not have a specific designation within the current Hertsmere Borough Local Plan but clearly has an established residential use. There are no current planning applications or recent permissions affecting the site.

Several town centre apartment schemes have received planning permission in the last few years. These include schemes at Glenhaven Avenue under reference 18/2269/FUL and also on Theobald Street under reference 23/1775/FUL, representing an ongoing improvement of the immediate area of the site.

A development of under 10 dwellings will not trigger the requirement for affordable housing. In the event of a proposed scheme comprising 10 dwellings or more, it may be possible to make a contribution to off-site affordable housing on another site within the ownership of Hertsmere Borough Council, via a commuted sum. Further information with regard to the calculation of commuted sums in Borehamwood, is included in the information pack.



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## LOCAL INDUSTRY

- Borehamwood has long enjoyed a successful association with the UK film and television industry and is home to the famous Elstree Studios. The film studios have an illustrious history and continue to create high profile film and television productions. To add to the town's association with the film and television production, Sky Studio have recently opened a new, state of the art studio complex at the eastern edge of the town, representing a significant and exciting investment in the town and a further boom to the local economy and employment market.
- There are a number of industrial and business parks within the town, including Borehamwood Central Business Park and Hertsmere Industrial Park which are occupied by many major brands including as Travis Perkins, Wickes, Screwfix and BMW/Mini as well as local and regional businesses.
- Hertsmere Borough Council, another significant local employer, are located in Central Borehamwood and within walking distance of the sale site.

## SHOPPING

Borehamwood Shopping Park is immediately to the west of the site and includes Next, Marks and Spencer, JD Sports, Pets at Home, Cex and B & M among its occupiers. The Town includes a wide choice of retail food outlets that include popular chain restaurants such as Nandos, Toby Carvery, Costa, McDonalds and Papa Johns Pizza, but also a variety of local restaurants and takeaways that covers a diversity of cultures and tastes.

In terms of household shopping, the town is represented by Lidl, Aldi, Tesco, Morrisons and M & S Food, including the local outlets of Sainsbury, Morrisons, M & S, Tesco and Co-op.

London is a short rail journey away with all shopping, dining, leisure and entertainment possibilities that the capital offers.

## LEISURE

Venue Leisure Centre is located 0.9 miles to the north of the sale site and includes a range of leisure facilities including a 25m swimming pool, fully equipped gym and fitness studio. Recreation grounds are located at Meadow Road, Bedford Road, Aycliffe Road and Kenilworth Drive as well as Ripon Way directly opposite the sale site. The town also has an independent cinema, Reel Cinema, located close to the Shopping Park.

In terms of local clubs, Borehamwood Football Club, who play in the National League, has its grounds just to the north of Borehamwood Shopping Park. The Hertsmere Golf Course and Titans Football Academy are located just to the west of the town while the Elstree School of Gymnastics, Borehamwood Youth Football Club, Old Haberdashers RFC, Borehamwood Boxing Club and Scout Group are situated in the town itself.



### SERVICES

We understand that mains gas, electricity, water and drainage are connected to the site.

### TENURE

The freehold interest is being offered for sale with vacant possession on completion.

The current version of the legal title shows a registered leasehold interest. This leasehold is no longer in existence and the title is being updated by Land Registry.

### VAT

The property is not elected for VAT.

### INFORMATION PACK

We have included some details relating to the property in the information pack.

### MARKETING AND OFFERS

The site is being offered for sale by Informal Tender by the advertised bid deadline. Both Subject to Planning and Unconditional offers are invited, however, given the existing residential use, unconditional offers for a residential development may be preferred.

### VIEWING

Access onto the site is strictly by prior appointment only with Kirkby Diamond on the advertised viewing days.

### CONTACT



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