

TO LET

747 Sq Ft (69.4 Sq M)

- › Ground floor lock-up shop to rent.
- › Located within a popular parade of shops.
- › Suitable for a variety of uses.
- › On street parking to the front.



3 Leeming Road

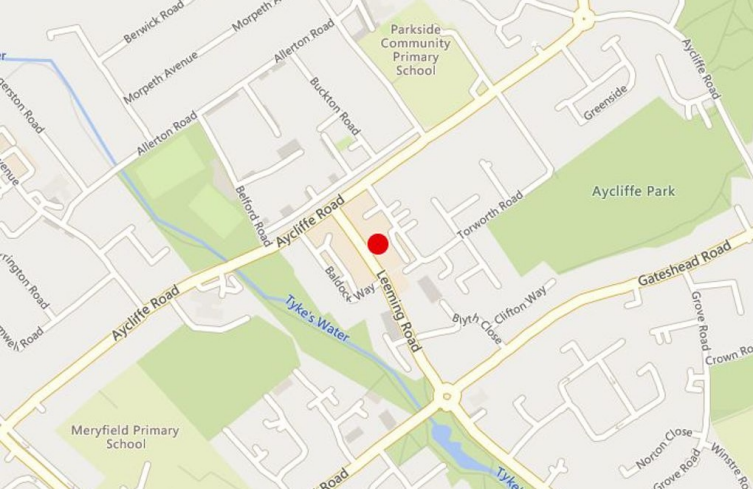
Borehamwood, WD6 4EB

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

eddisons.com





Location

- Located on Leeming Road and is within a popular parade of similar retail units.
- High density residential location.
- Nearby occupiers include Co-Op food store, Ladbrokes and Nisa Local.

/// what3words

///harsh.pest.space

 Google Maps

[Click here](#)



Description

- Comprises a ground floor lock-up shop.
- Predominantly open plan retail area with kitchen & WC facilities to the rear.
- Glazed shop front with roller shutter security grill.
- There is on street parking to the front.
- Loading and car park to the rear

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £20,500. VAT is not payable.

Accommodation

Total	69.4 SQ M	747 SQ FT
--------------	------------------	------------------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-82

Business Rates: The rateable value is £14,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

HUGO HARDING

[07425 243 317 hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

MATTHEW BOWEN

[07442 820 386 matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)