



# TO LET

## 28 SHENLEY ROAD BOREHAMWOOD HERTFORDSHIRE WD6 1DR

PRIME TOWN CENTRE  
COMMERCIAL PREMISES  
OF APPROXIMATELY  
1,243 SQ FT [115 SQ M]

**AN EXCELLENT OPPORTUNITY TO LEASE THIS PROMINENTLY POSITIONED COMMERCIAL PREMISES EXTENDING TO APPROXIMATELY 1,243 SQ FT (115 SQ M),** SITUATED ON SHENLEY ROAD, BOREHAMWOOD'S PRINCIPAL RETAIL AND LEISURE DESTINATION.

OCCUPYING A HIGHLY VISIBLE TOWN CENTRE POSITION, THE PROPERTY BENEFITS FROM SUBSTANTIAL PEDESTRIAN FOOTFALL AND PASSING TRAFFIC, MAKING IT IDEALLY SUITED TO RETAIL, A COFFEE SHOP, CAFÉ TO ANY NECESSARY PLANNING CONSENTS).



**MAY & COMPANY**  
RETAIL & LEISURE SPECIALISTS

## LOCATION

The property occupies a prime position on Shenley Road, Borehamwood's principal shopping and leisure thoroughfare, moments from Elstree & Borehamwood Station and within easy walking distance of Borehamwood Retail Park.

The immediate area benefits from an excellent mix of national and independent retailers, cafés, and leisure operators, a vibrant trading environment with strong pedestrian activity throughout the day and into the evening.

The property is situated adjacent to a number of well-established food and beverage operators, including Pizza Hut, Cheatemls, Woody's Grill, Going Greek, Mooboo, Starbucks and Nando's, reinforcing the location's appeal as one of Borehamwood's busiest retail and leisure destinations.

Excellent road communications are provided via the nearby A1(M), M25 and M1 motorway network.

## ACCOMMODATION

The premises comprise approximately 1,243 sq ft (115 sq m) of commercial accommodation suitable for a variety of occupiers.

The property is suitable for retail, coffee shop, café or other complementary high street uses, subject to any necessary planning consents.

The premises also benefit from rear parking for up to two vehicles, providing convenient staff or customer parking.

## LEASE

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

## RENT

**£40,000 per annum** exclusive of insurance contribution, business rates and all other outgoings.

## BUSINESS RATES

he Rateable Value from **1 April 2026 to present is £28,250.**

The Rates Payable based on a multiplier of 38.2p would be £10,792 approximately.

Interested parties are advised to contact Hertsme Borough Council on 020 8207 2277 or [revenues@hertsme.gov.uk](mailto:revenues@hertsme.gov.uk)

## EPC

An Energy Performance Certificate is available upon request.

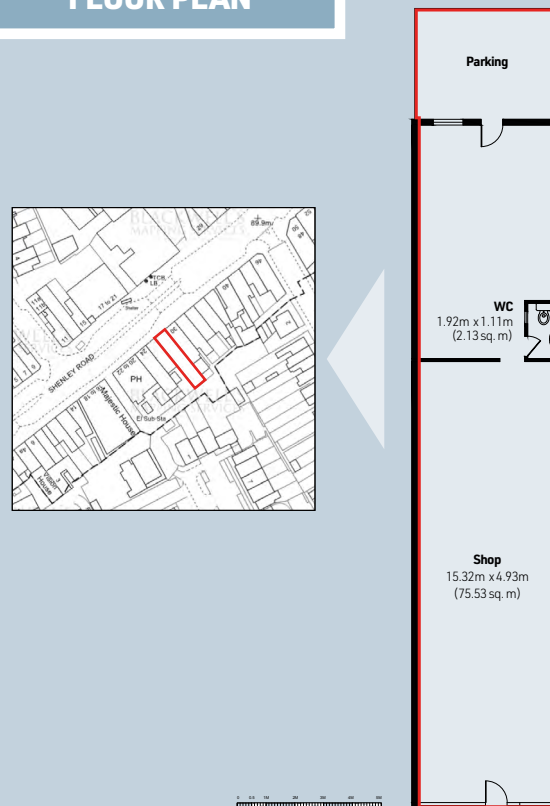
## VIEWING

Strictly by prior appointment through the sole letting agents.

## LOCATION



## FLOOR PLAN



**MAY & COMPANY**  
RETAIL & LEISURE SPECIALISTS

All viewings are by prior appointment from the Landlord's agents, **May & Company:**

**SAMUEL MAY**

E [samuel@mayandcompany.co.uk](mailto:samuel@mayandcompany.co.uk)

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## KEY FEATURES

- Prime Shenley Road **town centre** location
- Approx. 1,243 sq ft (115 sq m)
- Suitable for **retail, coffee shop, café** or similar high street uses (subject to planning)
- Moments from **Elstree & Borehamwood Station**
- Within **walking distance** of Borehamwood Retail Park
- Adjacent to a wide range of national and independent **food & beverage operators**
- **Prominent frontage** with excellent visibility
- High levels of pedestrian and vehicular **passing traffic**
- **Rear parking** for up to 2 vehicles
- Available on a **new lease**