

# PROMINENT RETAIL / F&B / MEDICAL UNIT (S.T.P.) - TO LET



**3,322sq.ft. (308.67sq.m) approx N.I.A.**

5,6 & 7 Sheraton House

Lower Road

**Chorleywood**

Herts

WD3 5LB

Located in a central location with multiple surrounding retailers / food  
& beverage operators

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## Location

The property is well positioned within Chorleywood being only 1.75 miles from J18 of the M25 and walking distance to Chorleywood railway station providing services into London Paddington.

There are multiple national and independent retailers / restaurants positioned nearby to the property, such as Costa Coffee & CoOp and various estate agents.

## Description

The accommodation can be found at ground floor and basement levels forming part of a substantial 70's property providing commercial / residential space over ground, first, second and third floors, in a central location.

The ground floor provides open plan accommodation partially fitted out as a restaurant / bar, with by-folding entrance doors and large frontage. The previous tenant removed the full height glazing to install the glazing seen to provide private seating within. The landlords would not object to full width and height glazed frontage being reinstalled, subject to any planning permissions that maybe required, should a prospective tenant prefer it.

## Accommodation

	Sq. Ft.	M2
Ground Floor	1,667	154.88
Basement	1,655	153.79
<b>TOTAL</b>	<b>3.322</b>	<b>308.67</b>

*Approx net internal area (N.I.A.)*

## Energy Performance Rating

TBC

## Terms

Rent: £65,000 pax

The rent is exclusive of business rates, service charge, insurance and utilities. The rent will not be subject to VAT.

The premises are available on a new FRI lease direct from the landlord.

## Business Rates

The billing authority is Hertfordshire Council

Rateable value: £36,500

We suggest the amount, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT is not applicable to this property.



## Viewing and further information

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