

# SWAKER YARD



MIXED USE RESIDENTIAL, OFFICE/RETAIL INVESTMENT FOR SALE IN BOREHAMWOOD  
2, 2a, 2b, 2c Theobald Street, Borehamwood, WD6 4SE



## Executive Summary

- Well located modern mixed-use residential, office/retail investment that PC'd in 2024.
- Prominent location in the centre of town just off the high street.
- Adjacent to Borehamwood train station which runs regular services to london in as little as 22 minutes.
- Close proximity to the M1, connecting London and Leeds.
- 9 residential units, serviced offices and ground floor retail/office units totalling 15,693 sq ft on a site area of 0.25 acres.
- Residential units 88% let.
- Commercial units 83% let.
- Total net income £484,676 per annum.

## Tenancy

**Information** 9 x 2-bed apartments totalling 8,709 sq ft. Let on assured shorthold tenancies at a total annual rent of £240,000

12 commercial units consisting of conventional & serviced offices and ground floor office/retail totalling 6,984 sq ft. Let on assured shorthold tenancies at a total annual rent of £291,452

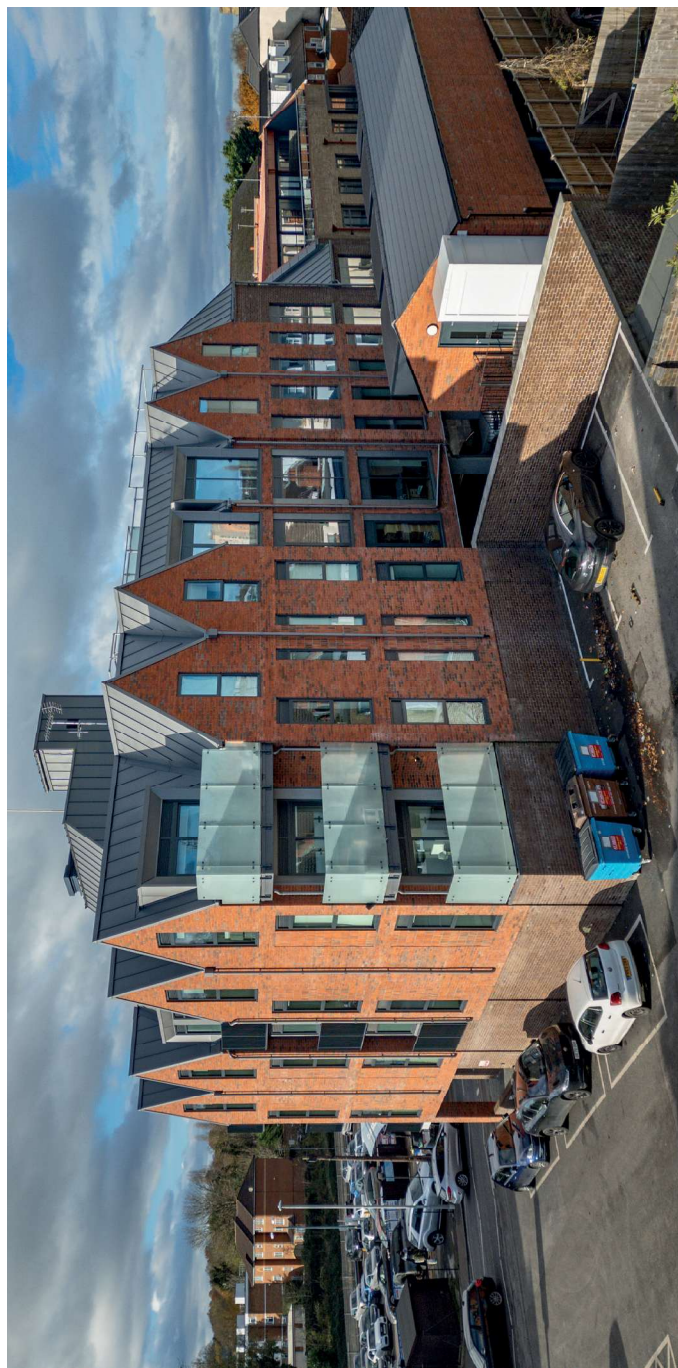




## Description

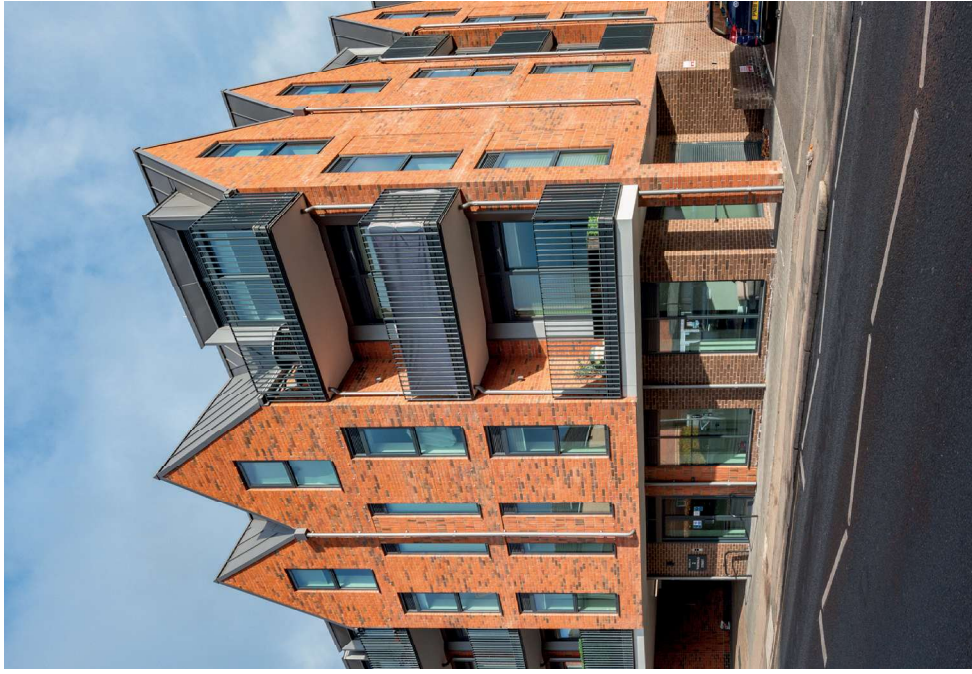
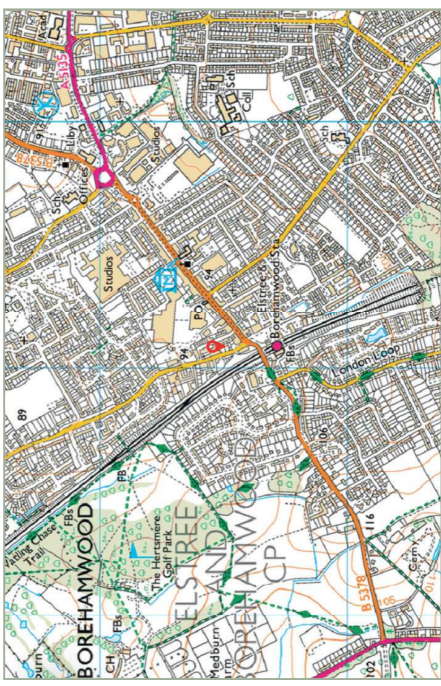
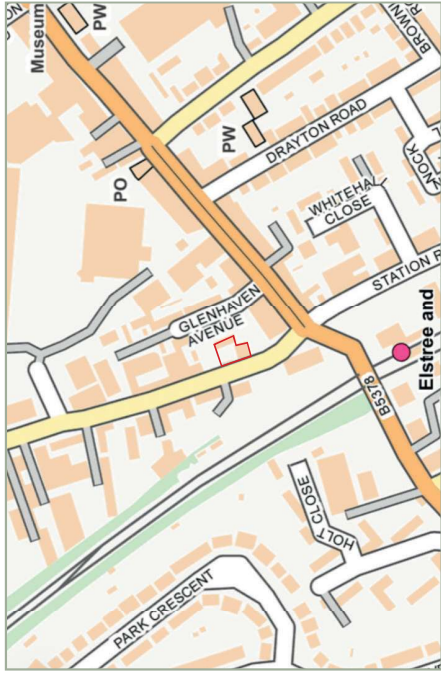
Constructed in 2023, the subject property comprises of reinforced concrete construction with brick infill and zinc layering, below a series of pitched roofs. Double glazed windows provide natural light and ventilation. The subject property comprises of 2, 2a, 2b and 2c Theobald Street. The property provides a

mixed-use building arranged with offices/commercial accommodation and 9x self-contained flats, with parking and a further annexe to the rear. There is an underpass car park accessed through the secure entrance gates, which provides 13 car parking spaces and a separate bike storage and bin storage.



## Location

Situated on Theobald Street in Borehamwood the subject property lies within the Hertfordshire County Council and the Hertsmeire Borough Council. Borehamwood is a leafy town just 14.5 miles northwest of central London with a population of circa 41,000 residents. Borehamwood boasts excellent transport links to the city via road and rail with London just 23 minutes away via train and 1 hour away via road. The Elstree & Borehamwood rail station is a convenient 150m away across the road from the property and the A1 Southbound is only 1.7 miles away. Borehamwood high street, Shenley Road, is located just 300 ft away with a range of amenities providing ample boutique shops, cafés, restaurants and public houses by several chain operators. Borehamwood retail park is located 0.3 miles away with the likes of Aldi, M&S, Boots and Anytime Fitness. As well as a large Tesco extra super store 0.7 miles away.



## Further information

### Tenure

Freehold

### VAT

The property is elected for VAT and VAT will therefore be payable on the purchase price. It is anticipated the sale will be dealt with as a togc.

### Anti-Money laundering

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

### EPC

Available on request.



## Proposal

Offers are sought in excess of £6,500,000 (Six Million, Five Hundred Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level reflects a Net Initial Yield of 7% assuming purchaser's costs of 6.64% and a capital value of £414 psf.

## Contact Us

Darren Moorhouse

M: 07778 159 922

E: darren@kingstreet-re.com

James Preston

M: 07740 542 207

E: james@kingstreet-re.com

Toby Moule

M: 07527 590 779

E: toby@kingstreet-re.com

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