

TO LET

CAFE/TAKEAWAY

Jessop
& co



19 George Street, St Albans, AL3 4ES

- City centre
- Thriving speciality retail location
- Close to many long established restaurants & cafes
- Filly fitted cafe/takeaway (hot food not permitted)
- Arranged on ground floor & basement

LOCATION

St Albans is a thriving cathedral city with a strong retailing centre and an affluent catchment population of close to 150,000. It is located approximately 20 miles north of central London and is a popular commuter city due to its excellent rail service in to central London.

Retailers in the city include all the major High Street brands including Marks & Spencer, Boots, WH Smith, as well as a wealth of independent retailers and restaurants.

SITUATION

The property is located on the north side of George Street close to the High Street & Market Place and forms a thriving retail location with a wide range of independent retailers and restaurants.

George Street provides a busy thoroughfare linking the city centre with St Albans Abbey and the historic area around Fishpool Street. The Christopher Place shopping centre with its 180 space car park is within a short walk.

Nearby occupiers The Flower Box, Earley's, Saks, Galio and Christopher Wharton whilst restaurants include the award winning restaurant Dylans, George Street Canteen, Ology Brasserie, The Ivy, Wagamma and Zizzi.

DESCRIPTION

The premises comprise a fully fitted cafe/takeaway having ground floor sales and storage areas with additional basement food preparation and staff facilities.

The premises would suit a variety of food uses but not hot food.

An inventory of the fixture & fittings is available on request.

FLOOR AREA

The premises has the following net internal floor areas:

Ground Floor:	246 sq ft (22.88 sq m)
Basement:	129 sq ft (11.94 sq m)

All floor areas are in accordance with the RICS Code of Measuring Practice.

BUSINESS RATES

The property has the following rating assessment:

Ratable Value: £12,750

An incoming tenant may qualify for small business rates relief.

RENT

£15,000 per annum exclusive of VAT.

TERMS

The premises are available by way of an assignment of a lease dated 30th August 2018 which demises the premises for a term expiring on 9th September 2029. The lease provides for a rent review on 10th September 2024.

A service charge is payable for the upkeep of the exterior of the property.

A rent deposit will be required.

PREMIUM

Premium offers in excess of £15,000 excl VAT are sought for the valuable leasehold interest and fixture & fittings.

LEGAL COSTS

The incoming tenant is to contribute to the landlord's reasonable legal costs.

EPC

C (65).

Please Note:

The premises are not suitable as hot food take away.

For viewings and further information please contact:

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50 metres

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