

TO LET

CAFE/RESTAURANT

Jessop & CO



131 Southdown Road, Harpenden, AL5 1PU

- Business for sale
- Long established cafe/restaurant
- Fully fitted out
- Affluent residential area
- Adjacent to Co-op supermarket

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LOCATION

Harpenden is a thriving market town having a resident population of close to 30,000 and is situated approximately 4 miles north of St Albans.

Employers in the town include Rothamsted Research, the world's oldest agricultural research station and many small and medium sized businesses.

SITUATION

The property is located in the Southdown area of Harpenden approximately one mile south of Harpenden town centre.

Southdown is a popular residential area having the benefit of excellent schools and close proximity to Harpenden Common. Nearby occupiers include a Co-op Supermarket, Simmons, Manor Pharmacy, Jewsons and many long established local retailers and restaurant operators.

There is a free car park to the rear of the property and free on-street car parking along Southdown Road and Piggottshill Lane.

DESCRIPTION

131 Southdown Road occupiers a very prominent trading position located on the north side of Southdown Road close to its junction with Grove Road and Piggottshill Lane, one of the towns main arterial roads which links Harpenden with Wheathampstead, Welwyn Garden City and the A1(M)

The property is adjacent to the main street entrance to the adjoining Co-op supermarket.

Internally, the property is arranged on ground floor to provide food preparation and serving areas whilst the first floor provides seating for 20 covers. There is a full extraction system and loading to the rear of the property.

A full inventory of the fixtures & fittings is available.

FLOOR AREA

The property has the following dimensions & floor areas:

Ground Floor:	261 sq ft (24.22 sq m)
First Floor:	228 sq ft (21.20 sq m)

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

RATING

The property has a Rateable Value of £7,200.

A qualifying occupier will benefit from small business rates relief.



EPC

E (111). A copy of the certificate is available on request.

RENT

The premises are available at a rent of £17,500 per annum.

The outdoor seating is available by separate negotiation.

TERMS

A premium of £25,000 is required for the benefit of fixtures & fittings and the goodwill of the business.

The property is available to let on a new full repairing & insuring lease for a term of 10 years with a contribution to a service charge.

A rent deposit will be required.

LEGAL COSTS

The ingoing tenant is to contribute to the vendor's reasonable legal costs.

VAT

VAT is payable.

For viewings and further information please contact the sole agent:

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