

FOR SALE

RESTAURANT

Jessop & CO



32 Station Road, Harpenden, AL5 4SE

- Rare restaurant opportunity
- Busy retail location close to Harpenden Station
- Long established business
- Ground floor of 1,212 sq ft (112.60 sq m)
- Fully fitted

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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.

Major retailers in the town include Waitrose, Sainsburys, Marks & Spencer, Boots and WH Smith as well as a wealth of independent retailers and restaurants.

SITUATION

The property is located on the north side of Station Road occupying a prominent location opposite its junction with Station Approach which leads to Harpenden railway station. There are many multiple and independent retailers close by as well as numerous restaurants and cafes benefiting from a high level of passing trade.

There is free on-street car parking along Station Road whilst numerous pay & display car park are close by.

DESCRIPTION

The property comprises a ground floor fully fitted licensed restaurant trading as Graffiti Ristorante & Pizzeria providing classic and modern Italian cuisine.

The restaurant has traded from the current premises for a number of years and has a loyal customer base.

The restaurant has been fitted out by the current owners to a very high standard and provides a maximum of 60 covers.

FLOOR AREA

The property has the following dimensions & floor areas:

Internal Width:	15ft 3ins	(4.65m)
Shop Depth:	77ft	(23.47m)

Ground Floor Area: 1,212 sq ft (112.60 sq m)

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

RATING

The property has a Rateable Value of £22,500.

Please note this is not the amount of rates payable.

EPC

To be provided.



RENT

The premises are available at a rent of £40,000 per annum.

PREMIUM

Premium offers in the order of £109,950 are sought for the fixtures & fittings and goodwill of the business.

TERMS

The premises are available to let on a new full repairing & insuring lease.

A rent deposit equivalent to six months rent will be required.

There will be a contribution to a service charge.

LEGAL COSTS

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

VAT

VAT is not applicable.

For viewings and further information please contact the sole agent:

Paul Jessop MRICS
Jessop & Co
01582 346110
paul@jessopco.co.uk

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50 metres



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