

FOR SALE

RESTAURANT

Jessop & Co



House of Poutine, Chequer Street, St Albans, AL1 3XZ

- City centre restaurant
- 1,183 sq ft (109.91 sq m)
- Extensively fitted-out (if required)
- Basement dining & food preparation areas
- Suitable for a wide variety of food styles
- Outdoor seating

House of Poutine, 12 Chequer Street, St Albans, AL1 3XZ

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.

St Albans City Station, which provides Thameslink services to central London and both London Luton and London Gatwick Airports is within 0.5 miles of the property whilst St Albans Abbey Station, which provides services to Watford, is within 0.35 miles.

SITUATION

The property is located on the east side of Chequer Street which is a busy thoroughfare linking the city centre with St Albans Abbey and the historic area around Fishpool Street. Both the Christopher Place and Maltings Shopping Centres with their large shoppers car parks are both within a short walk.

There are numerous restaurants close by including Nando's, Megan's, Bill's and Cote.

DESCRIPTION

The premises form a fully fitted ground floor restaurant with additional basement seating and food preparation areas trading as the House of Poutine and benefits from:

- Suitable for a wide variety of food styles
- Fully fitted restaurant (if required)
- Comprehensive extraction & external ductwork
- Basement seating & food preparation areas
- Air-conditioned
- Outdoor seating

FLOOR AREA

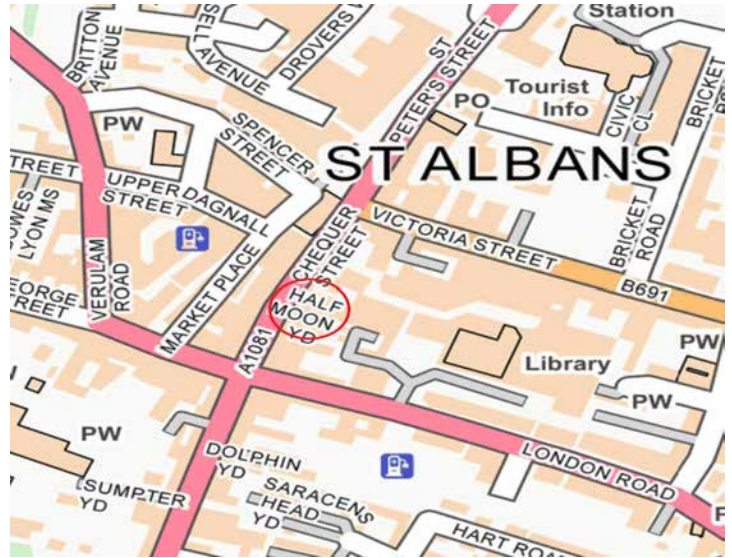
The premises has the following net internal floor areas:

Ground floor:	643 sq ft (59.75 sq m)
Basement:	540 sq ft (50.15 sq m)

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

EPC

B (40).



BUSINESS RATES

The premises have a Rateable Value of £35,739.

Please note this is not the amount of rates payable.

TERMS

The premises are available to let by way of an assignment of a lease dated 4th December 2020 demising the property for a term of 15 years lease from 4th December 2020. Further details on request.

A service charge is payable for the upkeep of the external parts of the building.

RENT

The current rent payable is £40,000 per annum excl VAT.

PREMIUM

The premises are available at a nil premium.

Fixtures & fittings are available subject to negotiation. An inventory is available on request.

LEGAL COSTS

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

VAT

VAT is payable.

For viewings and further information please contact:

Paul Jessop MRICS
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50 metres

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