

TO LET

TAKEAWAY USE

Jessop & Co



137 Southdown Road, Harpenden, AL5 1PU

- Prominent corner location in affluent suburb
- Planning consent for restaurant & hot food takeaway uses
- Fully fitted including new extraction system
- Ground floor area of 656 sq ft (60.99 sq m)
- Large free car park to the rear

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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.

SITUATION

The property is located in the Southdown area of Harpenden approximately 1 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 Piggotshill Lane.

DESCRIPTION

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

The property benefits from a double frontage thereby offering a very high level of prominence. There is loading to the rear of the property.

The property has been fully fitted out as a restaurant to include a new extraction system. The premises also benefit from planning consent for a hot food takeaway use.

FLOOR AREA

The property has the following dimensions & floor areas:

Internal Width:	21ft 2ins (6.45m)
Shop Depth:	25ft 2ins (7.66 m)
Built Depth:	39ft 2ins (11.93 m)

Ground Floor Area: 656 sq ft (60.99 sq m)

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

RATING

The property has a Rateable Value of £16,000.

Please note this is not the amount of business rates payable.



EPC

C (57). A copy of the certificate is available on request.

RENT

The premises are available at a rent of £30,000 per annum.

PREMIUM

Premium offers are invited for the benefit of the previous tenants fitout.

TERMS

The property is available to let on a new full repairing & insuring lease with a contribution to a service charge.

A rent deposit will be required.

LEGAL COSTS

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

VAT

VAT is payable on all rents and service charge payments.

For viewings and further information please contact the sole agent:

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