

TO LET

RESTAURANT

Jessop & CO



8 George Street, St Albans, AL3 4ER

- City centre
- Thriving speciality retail & restaurant location
- Close to many long established restaurants
- Existing restaurant property
- Available immediately

8 George Street, St Albans, AL3 4ER

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 south side of George Street close to the High Street & Market Place and forms a thriving restaurant and 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 restaurant occupiers include the award winning Dylans, which is immediately adjacent, The Hub, Thai Square, Must, the George Street Canteen, The Ivy, Wagamama, Zizzi & Lussmans.

DESCRIPTION

The premises comprise an existing restaurant arranged over lower ground, ground floor and two upper floors.

The restaurant is configured to provide dining on the ground and first floors with kitchen facilities on the second floor and toilet facilities on the lower ground floor.

The property benefited from an alcohol licence permitting the sale of alcohol on the premises from 10am - 12am Monday to Saturday and Sunday 12pm to 11.30pm..

FLOOR AREA

The property has the following approximate net internal floor areas:

| | |
|---------------------|------------------------|
| Ground Floor: | 664 sq ft (61.69 sq m) |
| First Floor: | 322 sq ft (29.91 sq m) |
| Second Floor: | 322 sq ft (29.91 sq m) |
| Lower Ground Floor: | 172 sq ft (15.98 sq m) |

BUSINESS RATES

The current rating assessment is £17,250.

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



TENANCY

The property is available to let on a new Full Repairing & Insuring lease for a term to be agreed.

RENT

£50,000 per annum. VAT is not applicable.

QUOTING PRICE

Offers are invited for the existing fixtures & fittings.

LEGAL COSTS

Each party is to meet its own costs.

EPC

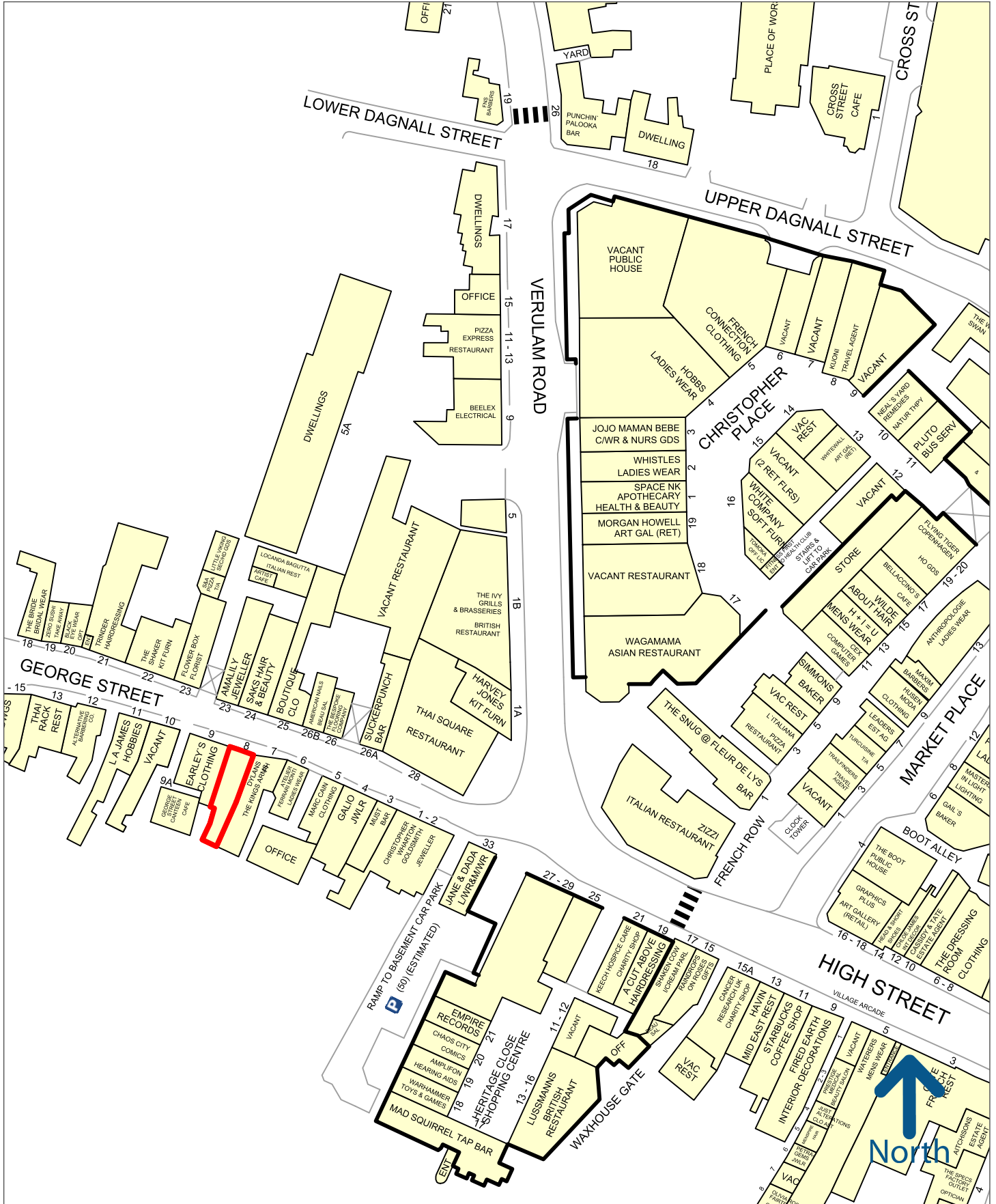
C (58).

For viewings and further information please contact:

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

Misrepresentation Act

Jessop & Co Ltd for themselves and the vendors or lessors whose agents they are, give notice that these particulars are for general guidance only and do not constitute any part of any offer or contract. All descriptions, dimensions, distance or area given or any reference made to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Jessop & Co Ltd has any authority to make or give any representation of warranty whatever in relation to this property. Any price or rent quoted might be subject to VAT and any prospective purchaser or tenant must satisfy themselves concerning the correct VAT position. We have not been able to test any services or installations and is advised that interested parties arrange for qualified persons to check them before entering to any commitment. Jessop & Co Ltd will not be liable in negligence or otherwise for any loss arising out of the use of these particulars. March 2024.



50 metres

