

TO LET

RESTAURANT

Jessop &co



31 & 31a High Street, Hemel Hempstead, HP1 3AA

- Old town location
- Thriving hospitality area
- Close to many long established restaurants
- Fitted restaurant & bar premises
- Can be let together or separately

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LOCATION

Hemel Hempstead is a popular commuter town having a resident population in the order of 96,000. It is located approximately 24 miles north of central London and benefits from a direct rail service to London Euston. The M25 is located just to the south of the town.

Hemel Hempstead Old Town is located to the north of the main shopping area of The Marlowes and comprises a unique shopping experience featuring many speciality shops and service providers. Recent refurbishment works have underpinned the period feel with cobbled road and stone paved footpaths. There are many public houses, cafes and restaurants closeby.

SITUATION

The property is located on the east side of the High Street directly opposite the Old Town Hall which is now a theatre and events venue. There is a wide range of independent retailers and hospitality businesses along the High Street.

DESCRIPTION

The premises comprise a fully fitted ground floor and basement bistro & bar currently trading as Old Toms @ Thirty-One. The premises benefit from extraction and rear servicing.

The premises benefit from a premises licence permitting the sale of alcohol Monday to Wednesday 9am - 11pm; Thursday 9am - 12am; Friday & Saturday 9am - 2am and Sunday 10am - 10pm.

There is in addition, consent for recorded music Thursday 5pm - 11pm; Friday & Saturday 5pm - 1am and Sunday 2pm - 9pm.

FLOOR AREA

The premises have the following approximate Gross Internal Areas:

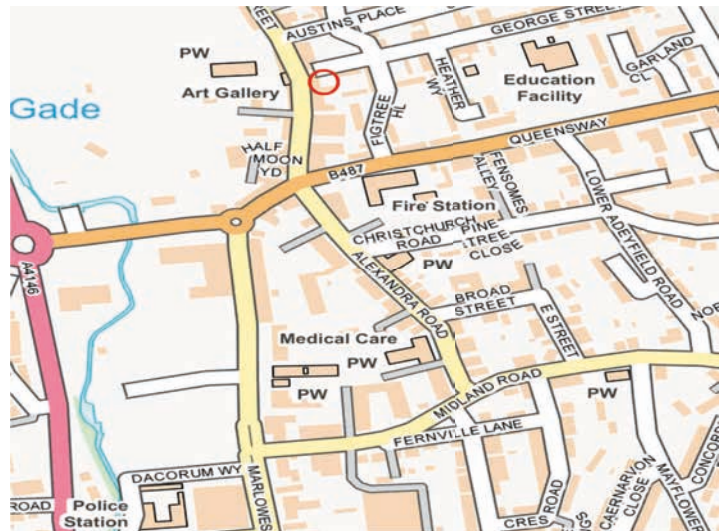
31a High Street

Ground Floor: 502 sq ft (43.20 sq m)
Basement: 103 sq ft (9.56 sq m)

31 High Street

Ground Floor: 401 sq ft (37.25 sq m)
Kitchen: 239 sq ft (22.20 sq m)
Basement: 303 sq ft (28.15 sq m)

Total: 1,548 sq ft (143.82 sq m)



BUSINESS RATES

The property is currently assessed as two units having the following rating assessments:

RV: £10,500
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An ingoing tenant may qualify for small business rates relief.

TERMS

The premises are held under two leases expiring in August 2033 and February 2034 at rents of £9,000 per annum and £18,000 per annum. The premises are available by way of an assignment of both leases or consideration may be given to individual lettings.

A service charge is payable for the upkeep of the exterior of the property. A rent deposit will be required. VAT is payable on all rents, rent deposits and premiums.

PREMIUM

Premium offers are invited for the fixtures & fittings.

LEGAL COSTS

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

EPC

D (77 & 85).

For viewings and further information please contact:

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