

TO LET

RESTAURANT

Jessop & Co



The Loft, 23b George Street, St Albans, AL3 4ES

- City centre
- Thriving hospitality location
- Close to many long established restaurants
- Fully fitted restaurant & bar premises
- Outdoor seating available in attractive courtyard setting

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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.

SITUATION

The property is located on the north side of George Street close to the High Street & Market Place and forms a thriving 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 occupiers The Flower Box, Earley's, Saks, Galio and Christopher Wharton whilst restaurants include the award winning restaurant Dylans, The Ivy, Wagamma, Zizzi, Thai Square, Lussmanns, Must and Bagutta.

DESCRIPTION

The premises comprise a fully fitted restaurant and bar arranged on the first floor of an attractive courtyard setting and trading as The Loft.

The premises are located to the rear of the courtyard above the Bagutta restaurant and adjacent to No Nuisance cocktail bar thereby benefiting from a vibrant trading environment.

There is additional outdoor seating on a terrace area and shared use of the seating within the courtyard area (on terms to be agreed).

The Loft benefits from a premises licence permitting the sale of alcohol Monday to Saturday 11am-11.30 pm and Sunday 12pm-11.30pm and provides 48 covers with the potential to increase this to 60 in addition to the private dining room.

The restaurant benefits from all mains services and full kitchen extraction.

FLOOR AREA

The premises has the following approximate internal floor areas:

First Floor Restaurant & Bar:	907 sq ft	(84.27 sq m)
First Floor Kitchen:	283 sq ft	(26.29 sq m)
Second Floor Ancillary:	337 sq ft	(31.31 sq m)
Third Floor Private Dining:	230 sq ft	(21.37 sq m)

Total: 1,757 sq ft (163.24 sq m)



BUSINESS RATES

The property has a Rateable Value of £33,000.

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

TERMS

The premises are available to let on a new Full Repairing & Insuring lease for a minimum term of 10 years at a rent of £42,000 per annum.

A service charge is payable for the upkeep of the exterior of the property.

A rent deposit will be required.

LEGAL COSTS

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

EPC

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For viewings and further information please contact:

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