

A3 Restaurant Opportunity To Let St Albans, Herts

Unit 7-11 Verulam Road, Christopher Place Shopping Centre, St Albans, AL3 4DA

- 140 cover St Albans restaurant
- Extensive Shop Front with Alfresco dining
- Corner property in Prominent situation
- Circa 4,000 sq ft over ground and mezzanine
- Closed for trade – fully fitted to high quality

TO LET - RENT £65,000 PER ANNUM

SUBJECT TO CONTRACT – sole selling agents

COUNL217

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M. L. Penfold BSc(Hons) MRICS

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Location (refer to GOAD attached)

St Albans is an affluent City within Hertfordshire which has a population of 57,795 (Wikipedia).

The restaurant is located in the Town Centre at the junction of Verulam Road and Upper Dagnall Street.

There are many restaurants nearby on Verulam Road which include the Ivy Café, Pizza Express, Prezzo, Carluccio's, Wagamama, Loch Fyne, Thai Kitchen and Zizzi. Other nearby operators include: Bills, Cote, Nando's and Café Rouge.

A location plan is enclosed.

Description

4 interconnecting shop units on perimeter of shopping centre, providing extensive shop front with trade area recessed under first floor providing a covered front external trade area.

The restaurant is fitted out to a high quality. Our client intends to remove loose furniture and equipment but is prepared to leave for a suitable premium.

Accommodation

Ground Floor 120 covers set out in 3 main areas along shop front. Substantial trade kitchen, disabled WC.

First Floor Private Dining Room for 20 covers, ladies and gents customer WCs, gallery overlooking trade area, staff area, plant room and storage.

Tenure

Our client holds a leasehold interest for a term of 15 years from 8th April 2016 and expiring 7th April 2031. Passing rent £65,000 per annum subject to review 8th April, 2021 and 2026. Lease is excluded from the security provisions of the Landlord & Tenant Act 1954 (Part II).

Our client is prepared to assign their leasehold interest (subject to the covenant of the purchaser) or grant a new sublease for a term expiring shortly before their own lease expiry. The sublease would have to be outside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

User - high quality restaurant within Class A3 of the Town and Country Planning (Use Classes) (Amendment) Order 2005. Not to be used as a coffee shop.

Floor Areas (for information purposes only and as deducted from VOA website)

Ground	3,000 sq ft (GIA)
First / Mezzanine	<u>750 sq ft (GIA)</u>
TOTAL	3,750 sq ft (GIA)

Outside Covered Terrace 400 sq ft (GIA)

Rating Assessment

The property is listed as "restaurant and premises" with a rateable value of £117,000.

Licensing

The property is licensed to sell alcohol between the hours of:

Monday – Sunday: 08:00am – Midnight

Bar licence - **not** required to have substantial food available.

Service Charge

Payable and latest payment circa £29,000 for the year.

Services

We are advised that the property is connected to all mains services.

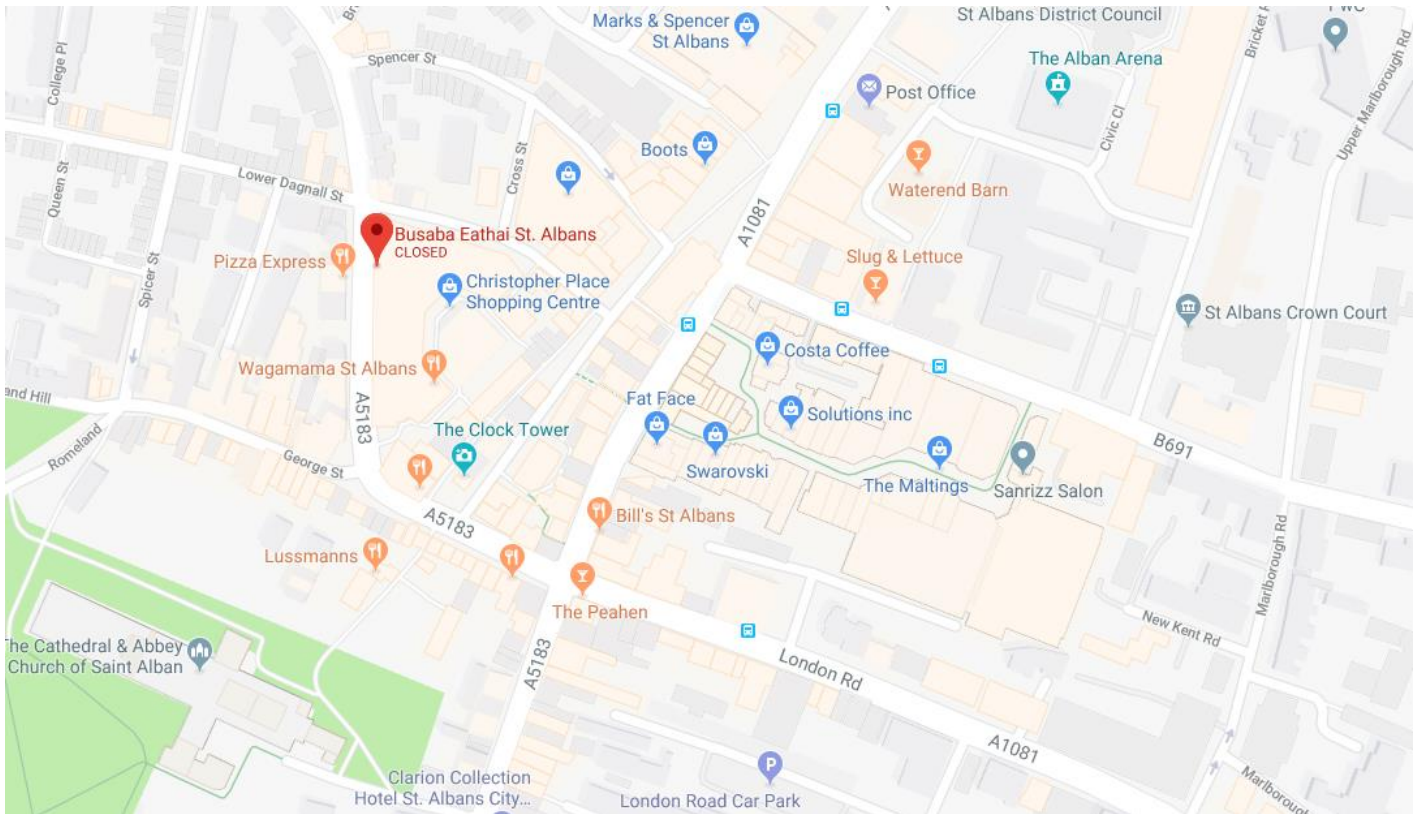
Further Information & Viewing

The property is closed for business and therefore viewings are by appointment only. For further information, please contact Matthew Englender or Richard Negus on Tel: 020 7836 7826 or Email: matthew.englender@agg.uk.com / richard.negus@agg.uk.com

EPC

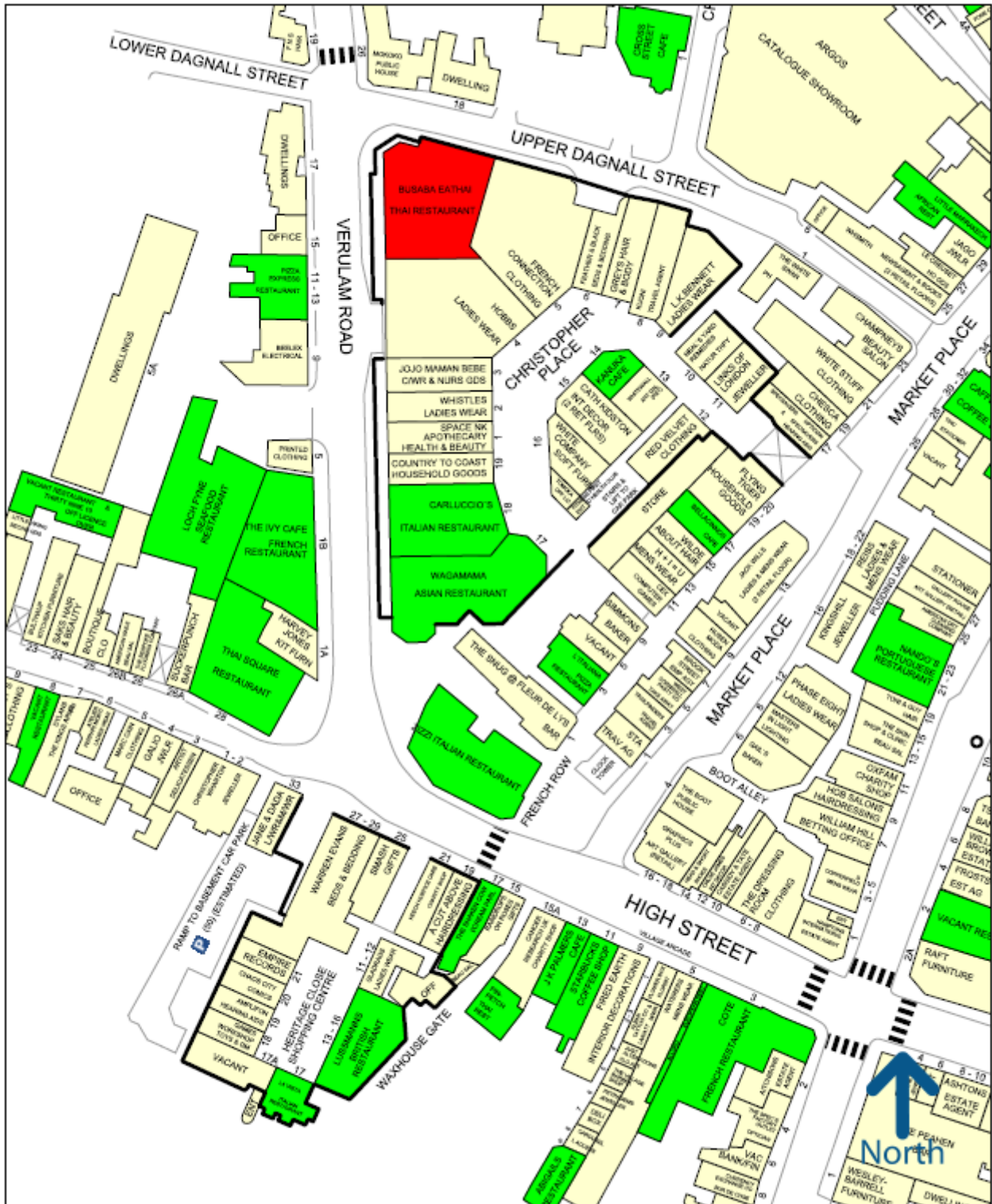
Available upon request.

Location



Google Maps. Not to scale - Provided for indicative purposes.

GOAD



50 metres

Experian Goad Plan Created: 24/07/2018
Created By: AG and G