

## ST ALBANS RESTAURANT TO LET

**29 HOLYWELL HILL, ST ALBANS AL1 1EZ**

- Stunning architectural building in the centre of St Albans
- Circa 90 covers – 3,000 sq ft
- Fitted restaurant next to Samuel Ryder Hotel
- Lofted ceilings – great natural light
- New 15-20 year lease

**TO LET – GUIDE RENT £70,000 PER ANNUM - Subject to Contract**

COUNL414

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## Location

St Albans is a cathedral city in Hertfordshire located circa 20 miles north-west of London and benefits from excellent transport links being close to the M1 and M25. St Albans is served by Thameslink which provides an express service to London St Pancras. Population 82,146 (2021 census).

The restaurant is located on Holywell Hill next to the Samuel Ryder Hotel and close to the junction with London Road. Restaurants nearby include; Cote, Zizzi, Bill's, Ivy, Wagamama, Nando's, Lussmann's, Megan's, Pizza Express, Thai Square, and many more.

## [Street View Link](#)

## Description

Beautiful art deco grade II listed building constructed circa 1930 comprising a former exhibition hall for Ryders' seeds and plants (Samuel Ryder - The Ryder Cup), and subsequently used by the Post Office until the early 1990's when it was converted to a restaurant. The restaurant recently traded as Café Rouge and was closed in June 2023. Detached property with unique glazed roof arranged on ground and first floor mezzanine. Emergency and separate delivery access to rear. 1 car parking space to the rear.

EXTERIOR - The landlord will be overhauling the flat roofs, glazed roof and decorating the exterior.

## Accommodation

Ground Floor - Central entrance leads to open plan restaurant benefitting from high ceiling / glazed roof and providing circa 90 covers. Trade kitchen with mechanical extraction, wash up and food prep area, dry and chilled storage. 2 rear fire escapes.

First Floor – Ladies and gents customer toilets, office, staff changing, staff WC, plant room and store.

## Furniture and Equipment

The restaurant is fitted (see photos below) with fixtures, fittings, furniture and equipment from when it traded as Café Rouge. The prospective tenant will have the benefit of the furniture and equipment, although no warranties will be provided as to their condition or functionality. The tenant will not be able to trade under the name Café Rouge.

FLOOR AREA GIA (not measured and figures deduced from VOA website)

Ground floor	2,700 sq ft
First floor	<u>300 sq ft</u>
Total	3,000 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Tenure

New 15-20 year lease available at a guide rent of £70,000 per annum subject to review ever 5 years.

## Licensing

Licensed to sell alcohol 10:00hrs – Midnight Monday to Saturday and 12:00hrs – 23:30hrs Sunday.

## [Link to Premises Licence](#)

## Rating Assessment

Restaurant and premises - £71,000 with effect from April 2023.

## Planning

From informal enquire of St Albans City and District Council it has been ascertained that the property is Grade II listed and lies within a conservation area.

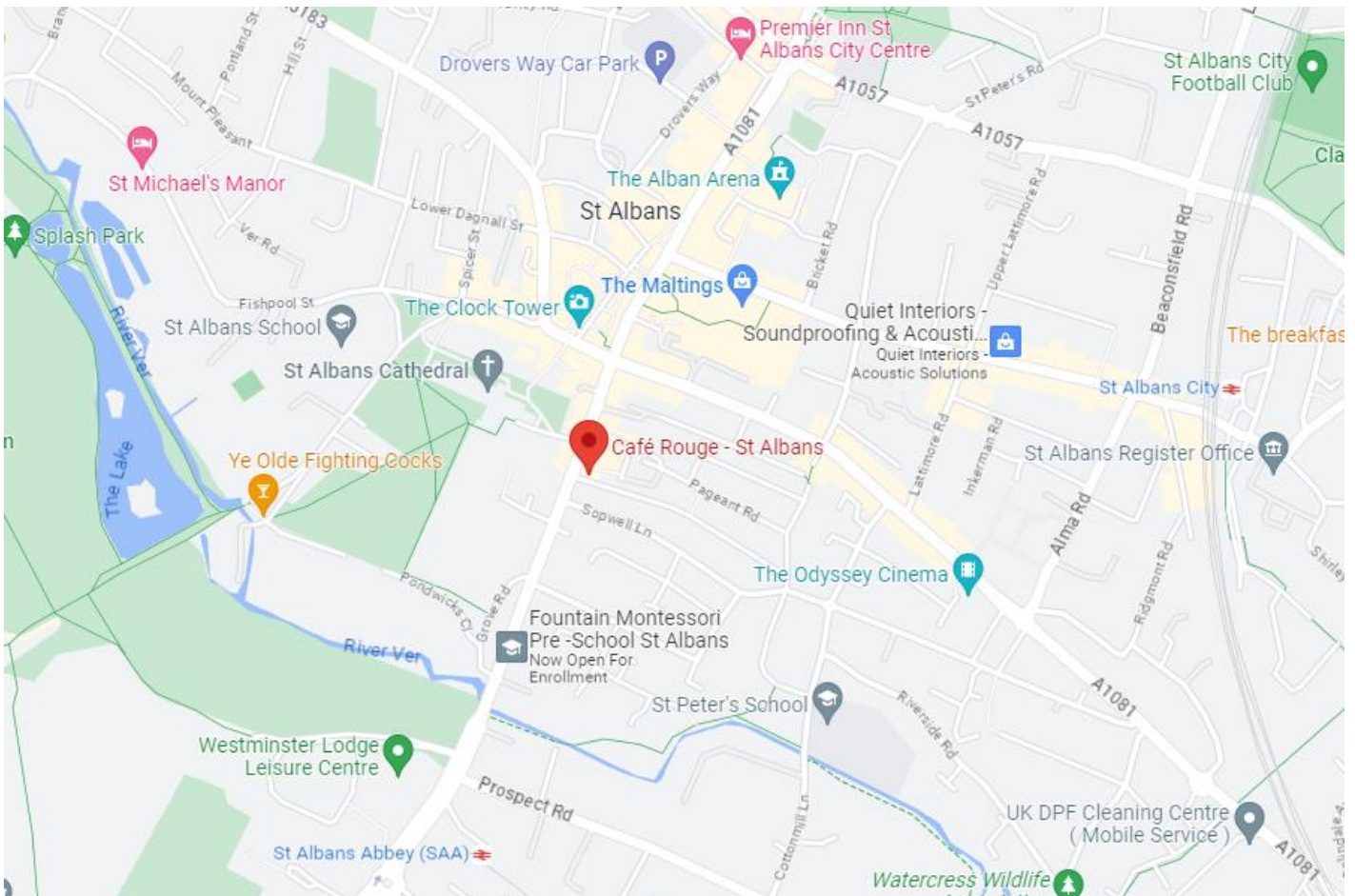
## EPC

Exempt due to Listed building.

## Viewings

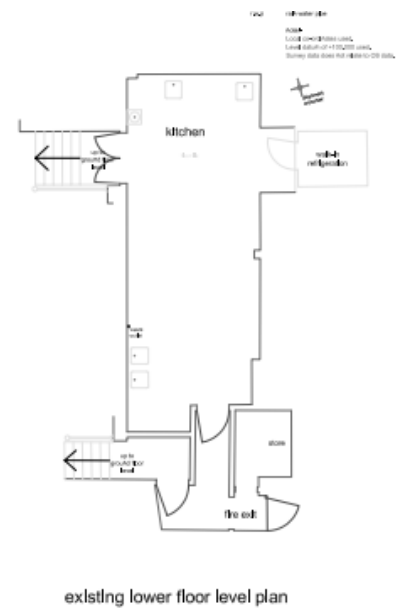
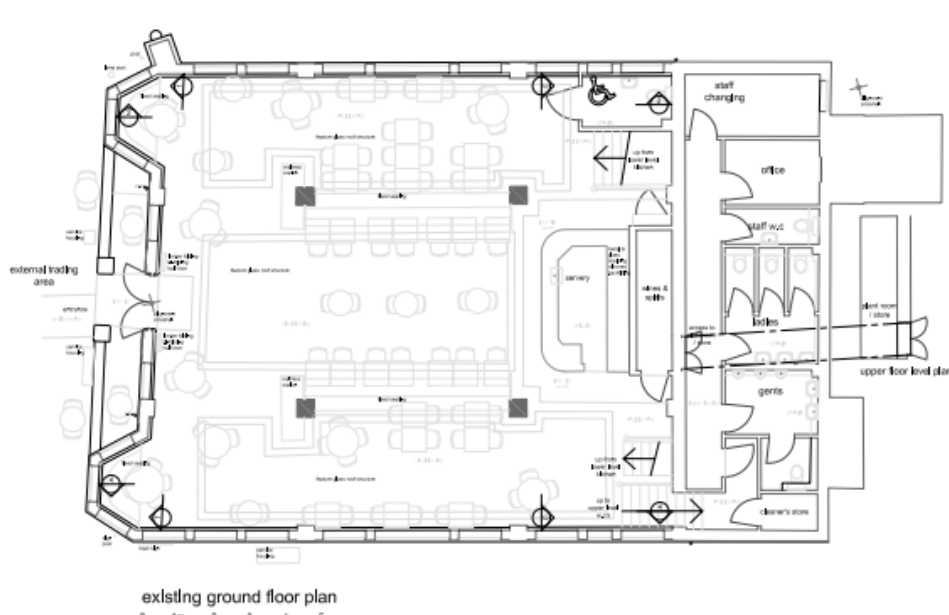
The restaurant is currently closed for business. For further information please contact Richard Negus Tel: 07850 642808 or email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

## Location Map



Source: Google Maps. Not to scale - Provided for indicative purposes only.

## Floor Plan



## Trade Area





## Kitchen

