

Potential for A1 / A2/ A3 / A5 / D1 uses
Approx. 945 sq ft (87.8 sq m)



Unit 3, 19 School Mead, Abbots Langley, WD5 0LA To Let / May Sell

- Large retail unit formerly fitted as a takeaway
- Within a large residential neighbourhood
- Would suit a variety of uses subject to planning
- Excellent frontage
- Large front sales area and rear food prep area
- Staff WC
- Excellent shared customer parking to the front



RICS



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Unit 3, 19 School Mead
Abbots Langley
Herts
WD5 0LA



Description

The subject premises comprise a mid terraced self-contained retail unit recently trading as a Chinese takeaway but now with all equipment removed. There is a modern plate glass shop front and counter area together with a large former kitchen and 2 store rooms plus a WC. There is also a rear door for loading. Planning was granted originally for a variety of uses

Location

The premises are located within a busy parade of retail units at School Mead, a residential suburb of Abbots Langley, between Watford and Hemel Hempstead approximately 1.4 miles from J19 of the M25. The parade predominantly serves the local population but unlike many other neighbourhood retail centres has remained popular with 100% occupancy rate due to the excellent car parking provision.

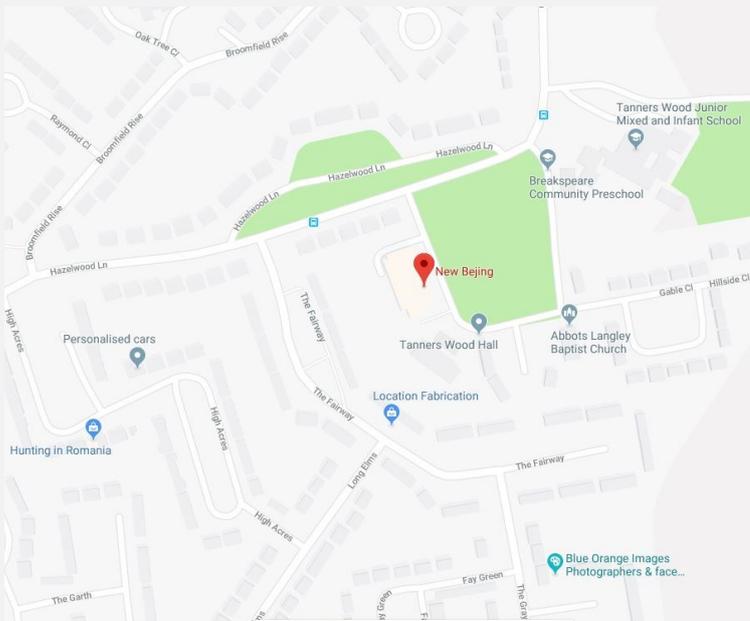
Location Map



StreetView



3D View



Floor Area

The approximate gross internal floor area:

Retail Area 945 sq ft 87.8 sq m

Terms

The property is available to let for a term of 20 years subject to regular rent reviews. Alternatively the 999 year leasehold interest may be available for sale

Rent/Price

Rent £25,000 p.a. Sale price £325,000

Business Rates

From enquiries with the Local Authority we are advised that the rateable value is £19,750 with rates payable of £9,697.25 (2019-20)

Energy Performance Rating

EPC rating 95 - Band D

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT is payable in addition

Viewings

Strictly by appointment via the agents.

Aitchison Raffety -
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