

Grea Wall Chines Food

长城 TEL: 01582-765441

96

Chinese Takeaway

OPEN

AITCHISON
RAFFETY



- A5- Takeaway use
- Two bedroom flat above
- Self contained ground floor retail unit
- Prominent high street road position
- Harpenden Town centre
- Additional rear storage
- Rear access

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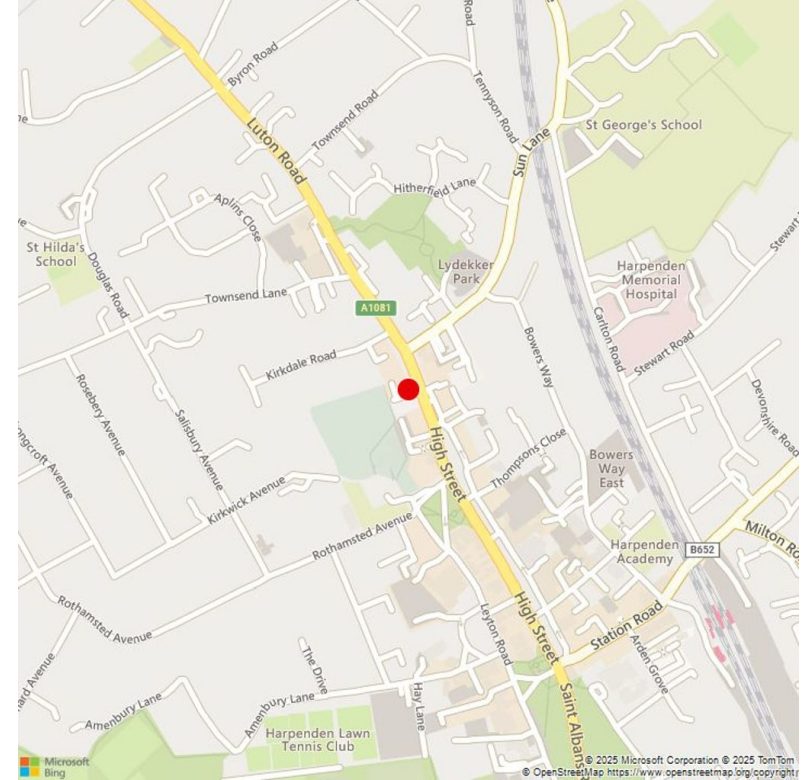
96 High Street, Harpenden, Hertfordshire, AL5 2SP

A5 Takeaway shop

Approx. 341 Sq Ft (31.68 Sq M)

To Let

96 High Street, Harpenden, Hertfordshire, AL5 2SP



Description

This self-contained takeaway restaurant on the ground floor, in need of refitting, with a two bedroom flat. It is positioned within a busy town centre retail parade. The ground floor features an fitted takeaway with counters and cooking equipment. Upstairs flat comprises of two bedrooms, lounge and bathroom, for the occupiers of the takeaway shop. The flat could be made to be self contained. There is an external shed store and small yard to the rear.

The property benefits from gas and electric throughout and traditional timber and plate glass frontage. Convenient parking options. include nearby public car parks and short-term on street spaces for customer use.

Location

Harpenden is a vibrant market town with a resident population of nearly 30,000, located approximately four miles north of St Albans. The property occupies a prominent position on the western side of the High Street, in a bustling retail area home to a mix of national chains and independent retailers.

This side of the High Street enjoys strong pedestrian footfall, particularly from nearby residential neighbourhoods to the north of the town.

Rent

£39,500 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £13,250 with rates payable in the order of £2,754.90 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited- to be done after refurbishment

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

By appointment only with sole agents Aitchison Raffety, Georgia Strazza, georgia.strazza@argroup.co.uk or Connor Harrington, connor.harrington@argroup.co.uk 01727 843232



www.argroup.co.uk



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