



Restaurant For Sale in Kings Langley, High Street

18 High Street

Kings Langley, WD4 8BH

Retail

FOR SALE

1,267 sq ft

(117.71 sq m)

- An attractive Grade II Listed period property
- Busy High Street location
- Existing planning consent for restaurant use
- First floor seating area and additional ground floor bar with seating area
- Ground floor kitchen
- Large rear garden
- Free parking nearby

18 High Street, Kings Langley, WD4 8BH

Summary

Available Size	1,267 sq ft
Price	Offers in excess of £595,000.00
Rates Payable	£10,221.70 per annum Based on 2023 rateable value. Rates payable 2024/25
Rateable Value	£21,000
EPC Rating	C (74)

Description

This Grade II Listed period property with restaurant use has a ground floor kitchen with separate bar and seating area. The property also benefits from ground floor WCs and an additional first floor seating area. There is also a large rear garden and free parking nearby.

Location

The property is conveniently located in the heart of Kings Langley village close to a range of shops, restaurants and cafes.

The property is situated approximately 1.2 miles from Junction 20 of the M25 and benefits from excellent access to the national motorway network and the A41 corridor.

Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
Ground	790	73.39
1st	477	44.31
Total	1,267	117.70

Viewings

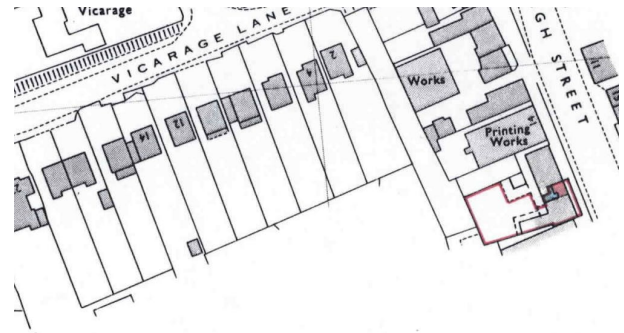
Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

Terms

The freehold interest of the whole property is available with vacant possession. Offers invited in excess of £650,000.

VAT

The property is not VAT registered.



Viewing & Further Information

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