



Licensed Restaurant Premises To Let

The Grandison

18 Bury Lane, Bramfield, Hertford,
SG14 2QL

Leisure, Pub

TO LET

1,606 sq ft

(149.20 sq m)

- 60 covers with potential to increase
- External seating/dining and bar area
- Licensed premises
- Popular village location
- Newly refurbished 1st floor living accommodation

The Grandison, 18 Bury Lane, Bramfield, Hertford, SG14 2QL

Summary

Available Size	1,606 sq ft
Rent	£36,000.00 per annum A premium is sort for the goodwill and fixtures and fittings of £148,500.
Business Rates	The property is currently zero rated for business rates purposes.
VAT	Not applicable. VAT is not curently payable on this property.
EPC Rating	D (84)

Description

The Grandison is a well-established, licensed trading restaurant and pub. The building has been restored to an exceptionally high standard and currently provides for 60 covers, this could be increased to 70 with the addition of new furniture. There is a good sized external patio/dining area which currently provides seating for a further 80 diners.

The property further benefits from a cellar, external parking and a two bed residential accommodation above the pub.

The restaurant and kitchen comprise a net internal area of 1,606 sq ft (150m2) and the cellar provides a further 182 sq ft (16.5 m2). Current turnover between £10-12,000.

Location

The property is located in heart of the village of Bramfield, close to the villages of Tewin, Waterford, Stapleford and Datchworth, only 3 ½ miles from Hertford and 4 ½ miles from Welwyn Garden City. The village is surrounded by open countryside and woods and is popular with walkers and those seeking a country retreat.

Access to the property is via the B1000, A119 or A414 to the south east of the village, or Bramfield Road from Datchworth or Bull's Green to the north.

Accommodation

The accommodation comprises:

Name	sq ft	sq m	Availability
Ground - Restaurant & Bar	1,606	149.20	Available
Total	1,606	149.20	

Viewings

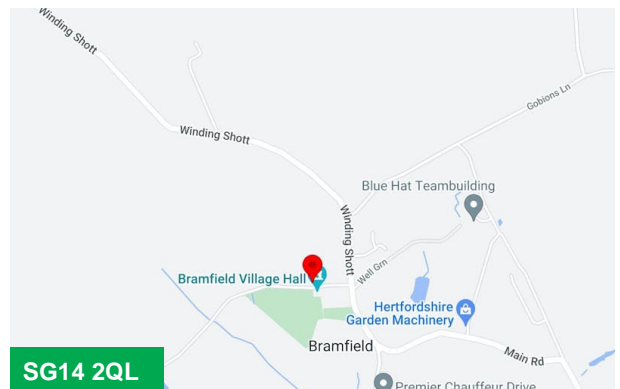
Strictly by appointment via sole agents.

Terms

The property is available to let by way of a new fully repairing and insuring lease for a term to be agreed with the ingoing party.

Premium

A premium in the order of £148,500 exclusive is being sought for the goodwill, fixtures and fittings and inventory.



Viewing & Further Information

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