

TO LET - BUSINESS FOR SALE



5 Main Parade, Chorleywood, Hertfordshire WD3 5RB

475 Sq Ft (44.13 Sq M)

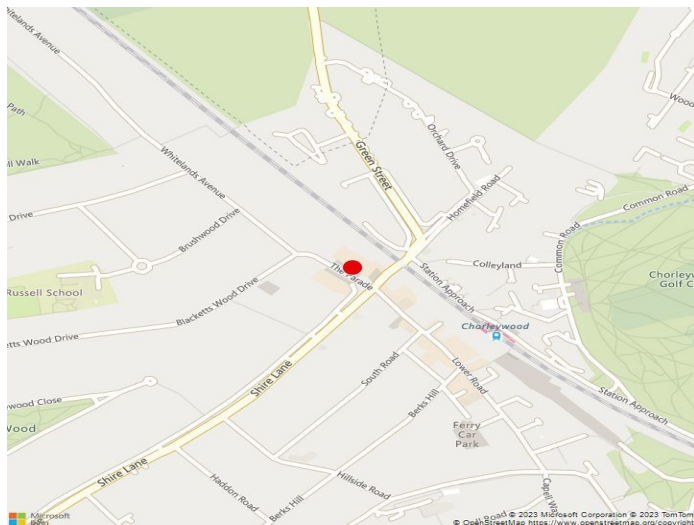
£13,500 per annum exclusive

POPULAR AND ESTABLISHED BUSINESS FOR SALE

- **CONFIDENTIALLY AVAILABLE**
- **PREMIUM REQUIRED**
- **PROMINENT LOCATION**
- **ON-STREET PARKING**

Location

The property is situated in the heart of Chorleywood, an affluent residential area, amongst other retailers and food outlets. Chorleywood (Metropolitan Line) Station is within easy walking distance.



Description

A prominent ground floor shop currently trading as "Corner Brew" a modern and tastefully fitted cafe offering a large variety and selection of breakfast, brunch, lunch and drinks.

On-street parking outside.

Opening Hours:-

Monday - Friday 9.30am - 5pm

Saturday - 8am - 7pm

Sunday - Closed



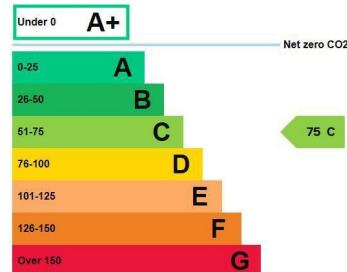
Accommodation

Accommodation	sq ft	sq m
Total Area	475	44.13

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (75).

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Rent

£13,500 per annum exclusive

Premium

£75,000 exclusive for the business as a going concern, leasehold interest and fixtures and fittings.

Terms

An assignment of the current leasehold interests at a rental of £13,500 per annum exclusive which expires in 2026.

Service Charge

To be confirmed.

Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £13,000

Rates Payable : £1,622 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

Viewings

Strictly by appointment through VDBM.

toby.woodward@vdbm.co.uk 01923 845221

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.