

# TO LET - RESTAURANT/CAFE



219 Watling Street, Radlett, Hertfordshire WD7 7AL

1,220 Sq Ft (113.34 Sq M)

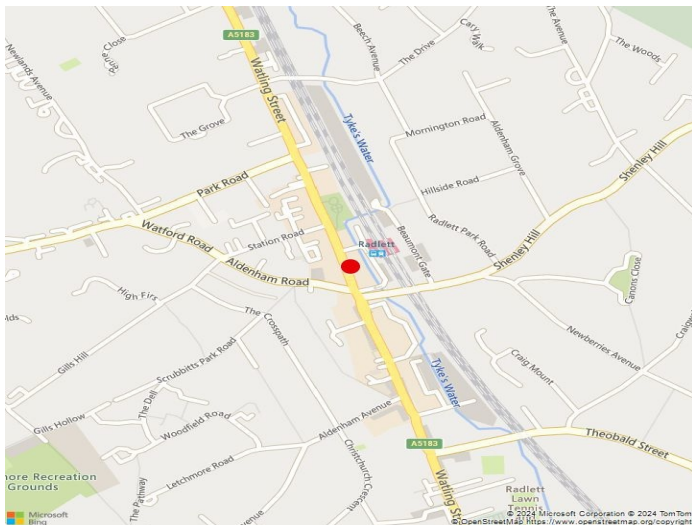
£25,000 per annum exclusive

**FITTED OUT RESTAURANT/CAFE**

- ADJOINING PARK
- MAIN ROAD LOCATION
- ATTRACTIVE CONSERVATORY

## Location

Situated on the busy Watling Street in the heart of Radlett very close to Radlett Station.



## Description

Formerly operated by Daisy & Co, the premises come fully fitted as a destination restaurant/cafe. Underfloor heating. An attractive feature is the fully glazed conservatory adjacent to parkland.

### 2WCs

Secure bin yard/delivery area

There is a large boarded loft where the boiler and hot water tank are situated.

## Premium

The conservatory and rear kitchen extension were built by our client and are Tenant's Improvements and may not be rentalised for many years. Further details upon request.

The premises have fully fitted kitchens with extraction system plus a fitted out preparation area/store area. Equipment included.

Our client is seeking a premium of £90,000 plus VAT for the benefit of their lease.



**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 any part of any offer or contract.

## Accommodation

Accommodation	sq ft	sq m	Rent
Main seating area	667	61.96	
Conservatory	261	24.25	
Kitchen	140	13.01	
Preparation/Stores	152	14.12	
Total Area	1,220	113.34	

## EPC

An energy performance certificate (EPC) is available upon request.

## Rent

£25,000 per annum exclusive

## Terms

The lease is for a term expiring 2029 at a current rent of £25,000 per annum exclusive. Next rent review 14.11.24. The lease is inside the security of tenure provisions of the Landlord & Tenant Act 1954.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

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

Rateable Value: £32,500

Rates Payable : £4,054 (2024/2025)

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

## Viewings

Strictly by appointment through VDBM.

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