

REF: C3253

PRIME CORNER PLOT RESTAURANT/CAFE SITE – CORNER PLOT BERKHAMSTED HIGH STREET
LARGE THREE STOREY PREMISES – 2,000 SQ.FT
FULL A3 LICENCE + ALCOHOL LICENCE TO 00:30
IDEAL FOR ANY CUISINE, RESTAURANT CONVERSION, DARK KITCHEN, BAR OR EVENTS SPACE
PRICED FOR QUICK ASSET & LEASE SALE



BERKHAMSTED, HERTFORDSHIRE – JUST £35,000 LEASEHOLD + SAV



- PRICED FOR QUICK SALE - CALL FOR FURTHER DETAILS
- IDEAL FOR EVENING TRADE / PRIVATE EVENTS
- 80 + INTERNAL COVERS

- 10 YEAR LEASE (4 REMAIN)
- A3 & ALCOHOL LICENCE (0030)
- 2,000 SQ.FT (APPROX.)

LOCATION

Prominent corner-plot position on Berkhamsted High Street, benefiting from strong footfall, affluent local demographics and constant demand. A highly sought-after Hertfordshire town offering excellent potential for both daytime and evening trade.

THE BUSINESS

This substantial 2,000 sq.ft, three-storey corner-plot premises on Berkhamsted High Street, and although trading currently, but likely to close its doors soon, is offered as a pure asset and lease sale, providing a fully equipped, licensed site ready for immediate occupation. The property benefits from full A3 consent, an alcohol licence to 00:30, 80+ internal covers, a large commercial kitchen, Rational oven, walk-in chillers, extensive prep and storage areas, a fitted bar, waiter station, air conditioning and CCTV. The layout, size and specification make the premises ideal for any cuisine or concept, including Mediterranean, Turkish, Italian, Indian, Pan-Asian, grill/steakhouse, vegan, café, cocktail bar, events space or delivery led operations. A rare opportunity to acquire a turnkey, on a sought after High-street site in a sought after Hertfordshire town, priced keenly for a quick asset & lease sale.

RATES

We are informed by the seller they pay: £11,190.08 per annum. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

Please call for further details.

REASON FOR SALE

Retirement. Priced keenly for quick asset and lease sale.

LEASE

The premises are held on a 10 year lease 1954 act lease with 4 years remaining. Please call for further details.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits Include: Corner Plot Position, 80 internal covers (over two floors), fully fitted bar with seating, waiter station, air conditioning, CCTV, fully fitted open plan display kitchen with extractor canopy Rational oven and associated equipment, preparation and store room (ground floor) with commercial dishwashers fridges freezers, etc., ample storage, open stairs to the first floor Separate Male and Female toilets, further store rooms complete with two walk-in chillers. Stairs to 2nd floor with owners office, and further store room.

LEGAL FEES

Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF JUST £35,000 priced to reflect the remainder of the lease, equipment / assets, and fixtures and fittings. Stock to be purchased at valuation.



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*‘Our **business** is selling your **business**’*

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