FOR SALE/TO LET

RESTAURANT/CAFE/MIXED USE

GRAHAM SIBBALD

142 London Road,
Shenley, Radlett, Herts,
WD7 9BT

- Well-equipped restaurant with basement storage, outdoor seating and on-site parking.
- Ideal investment or owner-occupier opportunity
- Prominent traditional building finished to a good standard throughout.

LOCATION

The property occupies a prominent position on London Road within the popular village of Shenley, Hertfordshire. Shenley has a good a mix of local shops, cafés and restaurants. The surrounding area is characterised by a mixture of residential properties, open countryside, and green spaces, including Shenley
Park.

DESCRIPTION

An attractive mixed-use investment comprising a ground floor restaurant with extensive basement storage and a recently refurbished two-bedroom flat above.

The property is traditionally built, double glazed, and not listed. The restaurant is high quality, offering 30+ covers, a bar area, fully equipped kitchen, WC facilities, air conditioning, CCTV, and a fire alarm system.

Externally, there is covered front seating, on-site parking, a bin store, and a private rear yard. The large basement provides excellent dry storage.

The first-floor flat includes two bedrooms and comfortable living space, accessed via the restaurant and suitable for owner occupation, management, or staff accommodation. It is heated electrically and recently refurbished.

ACCOMMODATION

Ground	1,798 Sq Ft	167.03 Sq M
Basement	339 Sq Ft	31.49 Sq M
First	829 Sq Ft	77.01 Sq M
Total	2,960 Sq Ft	274.98 Sq M

RATEABLE VALUE

From online enquiries we understand that the rateable value is £36,000 with rates payable in the region of £13,750 per annum

VAT
The property is subject to VAT and therefore VAT is payable.

QUOTING RENT / PRICE

£55,000 per annum + £95,000 in premium for the fixtures and fittings.

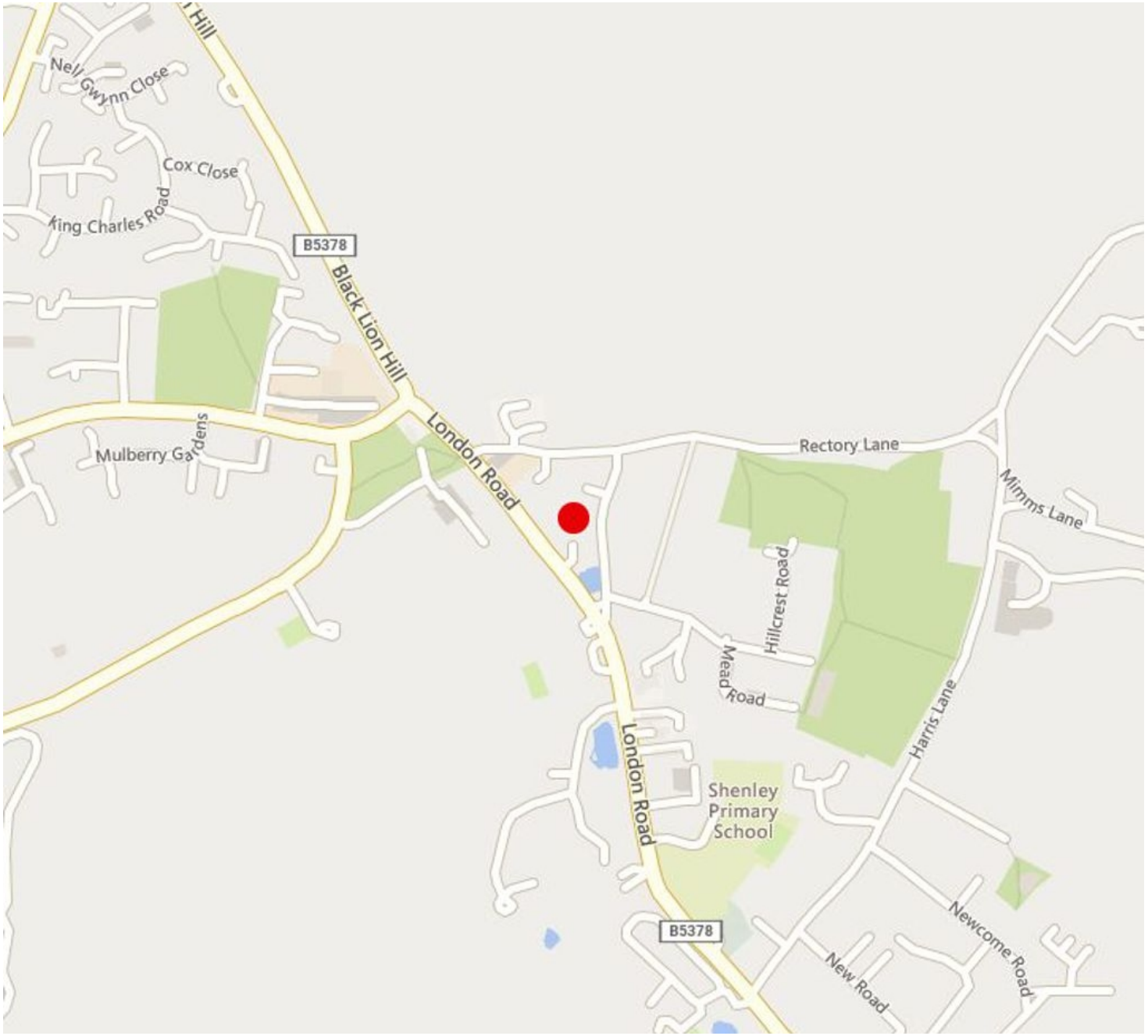
Offers invited over £750,000 for the purchase of the freehold

TENURE

The premises are available to let on a new lease on standard FRI terms.

The premises are available for purchase of the freehold.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.



To arrange a viewing please contact:

GEORGIA STRAZZA
Associate Director
georgia.strazza@g-s.co.uk
01727 843232

ALEX STRAZZA
Property Agent
alex.strazza@g-s.co.uk
01727 843232

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