



281 Watling Street, Radlett
, WD7 7LA

Fully Fitted Restaurant Premises in Prime Radlett Location - With Car Parking to Rear

1,600 sq ft
(148.64 sq m)

- Car Parking to Rear
- Fully Fitted Premises
- Affluent Area and Surrounds
- Busy Location every day of the week
- New Lease available or Assignment

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Summary

Available Size	1,600 sq ft
Rent	£35,000 per annum
EPC Rating	Upon enquiry

Description

The premises are fully fitted as a Mediterranean Style restaurant that has been in situ for approx 15 years. The ground floor is laid out to accommodate approx 45 covers with a bar to the rear and teh basement houses the fully fitted kitchen, storage and customer toilets. There is space for 4 cars to park at the rear.

There is a large three bed maisonette above that can be included in the lease

Location

The premises are located on Radlett High Street in Radlett, an affluent town in Hertfordshire, close to the overground station and in amongst many other shops and restaurants. There is also a theatre within a 5 minute walk of the premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	800	74.32
Basement - Kitchens/Storage	800	74.32
Total	1,600	148.64

Tenure

New Lease available on the ground floor and basement restaurant or an assignment of the existing lease over the whole.

Rent

£30,000pax

Premium

Offers in the region of £80,000 to include all fixtures and fittings, license and the leasehold interest

Premises License

Premises license in place allowing the sale of alcohol until 11pm

Holding Deposit

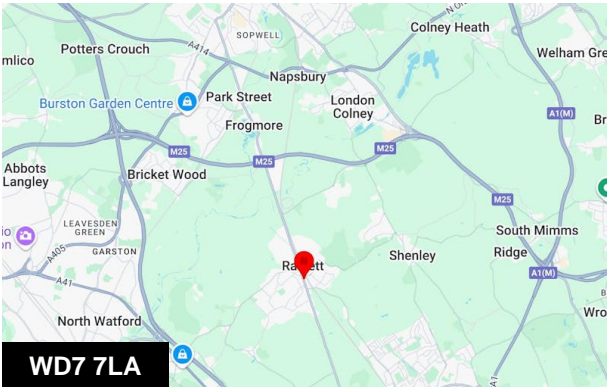
A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

Confidentiality

Under no Circumstance is anyone to approach staff about this opportunity

Holding Deposit

Upon agreement of a transaction we would request a holding deposit to be paid to CDG Leisure client account released upon completion of a transaction.



Viewing & Further Information



Morris Greenberg
0207 100 5520
morris@cdgleisure.com