



# AITCHISON RAFFETY



- Fitted to a very high standard
- Town centre location on popular parade
- High footfall area
- Ground and first floor seating areas
- Air conditioned throughout
- Male & female WCs
- External cold store

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92-94 High Street, Harpenden, Hertfordshire, AL5 2SP

Fully Fitted Restaurant in Town Centre

Approx. 3,831 Sq Ft (355.9 Sq M)

## To Let

# 92-94 High Street, Harpenden, Hertfordshire, AL5 2SP

## Description

This self-contained restaurant is arranged over three floors-ground, first, and basement-positioned within a busy town centre retail parade. The ground floor features an open-plan bar and large dining area with a fully equipped commercial kitchen. Upstairs, the first floor offers additional seating and a secondary bar, ideal for private functions or overflow dining. Customer restrooms are located in the basement. There is an external cold store and small yard to the rear.

The property benefits from gas and air conditioning throughout and boasts a traditional timber and plate glass frontage.

Convenient parking options include nearby public car parks and short-term on-street spaces for customer use.

## Location

Harpenden is a vibrant market town with a resident population of nearly 30,000, located approximately four miles north of St Albans. The property occupies a prominent position on the western side of the High Street, in a bustling retail area home to a mix of national chains and independent retailers.

This side of the High Street enjoys strong pedestrian footfall, particularly from nearby residential neighbourhoods to the north of the town.

## Rent

£79,500 per annum exclusive

## Premium

A premium payment of £50,000 is required for the fixtures and fittings.



Street View



Front Restaurant



Bar



Kitchen



First floor seating



Ground floor seating

**Floor Area**

Ground	2,485 Sq Ft	230.86 Sq M
First	1,055 Sq Ft	98.01 Sq M
Basement	291 Sq Ft	27.03 Sq M
<b>Total</b>	<b>3,831 Sq Ft</b>	<b>355.9 Sq M</b>

**Terms**

Available by way of a new full repairing and insuring lease.

**Business Rates**

The property needs to be reassessed, more details available on request.

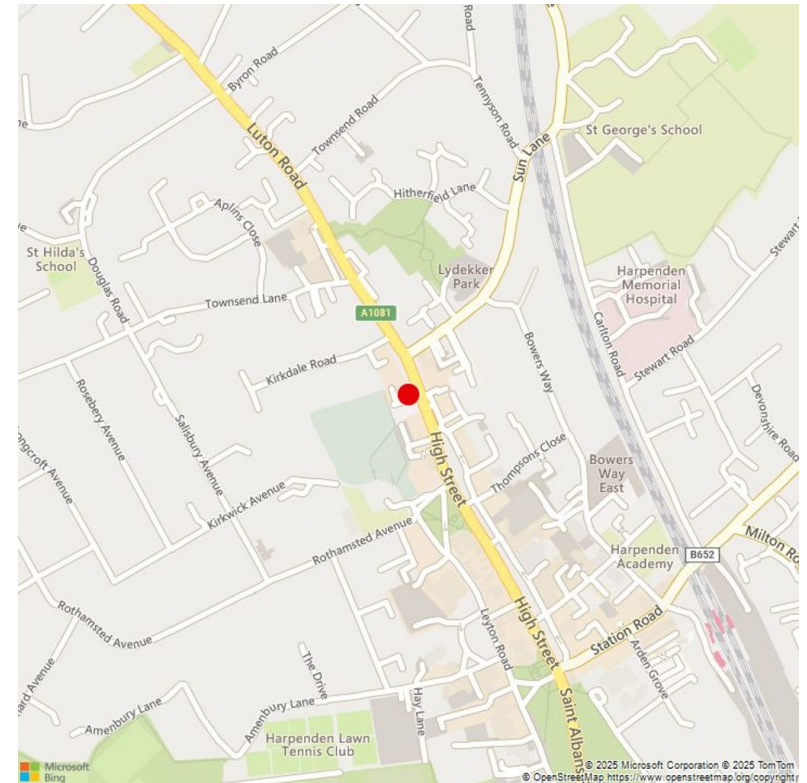
**VAT**

This property is subject to VAT.

**Energy Performance Rating  
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**Legal Costs**

Each party is to be responsible for their own legal costs.



**Viewings**

By appointment only with sole agents Aitchison Raffety  
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