



## Restaurant For Sale/To Let - Price Reduction

### **18 High Street**

Kings Langley, WD4 8BH

Retail

## **TO LET / FOR SALE**

**1,267 sq ft**

(117.71 sq m)

- An attractive Grade II Listed period property
- Busy High Street location
- Existing planning consent for restaurant use
- First floor seating area and additional ground floor bar with seating area
- Ground floor kitchen
- Large rear garden
- Price reduction

# 18 High Street, Kings Langley, WD4 8BH

## Summary

Available Size	1,267 sq ft
Price	Offers in excess of £450,000
Rates Payable	£10,479 per annum Based on 2023 rateable value. Rates payable 2025/26
Rateable Value	£21,000
EPC Rating	C (74)

## Description

This Grade II Listed period property with restaurant use has a ground floor kitchen with separate bar and seating area. The property also benefits from ground floor WCs and an additional first floor seating area. There is also a large rear garden and free parking nearby.

## Location

The property is conveniently located in the heart of Kings Langley village close to a range of shops, restaurants and cafes.

The property is situated approximately 1.2 miles from Junction 20 of the M25 and benefits from excellent access to the national motorway network and the A41 corridor.

## Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
Ground	790	73.39
1st	477	44.31
Total	1,267	117.70

## Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

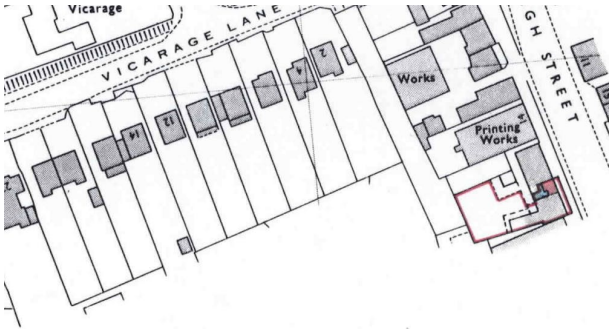
## Terms

The freehold interest of the whole property is available with vacant possession. Offers invited in excess of £450,000.

The landlord may consider letting the restaurant at a rent of £25,000 per annum on a full repairing and insuring lease for a term to be agreed. A premium is being sought of £30,000 for the kitchen fixtures and fittings.

## VAT

The property is not VAT registered.



## Viewing & Further Information

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