



**AITCHISON
RAFFETY**



- Large retail unit with A5 use
- Within a large residential neighbourhood
- Would suit a variety of uses subject to planning
- Excellent frontage
- Large front sales area and rear food prep area
- Staff WC
- Excellent shared customer parking to the front

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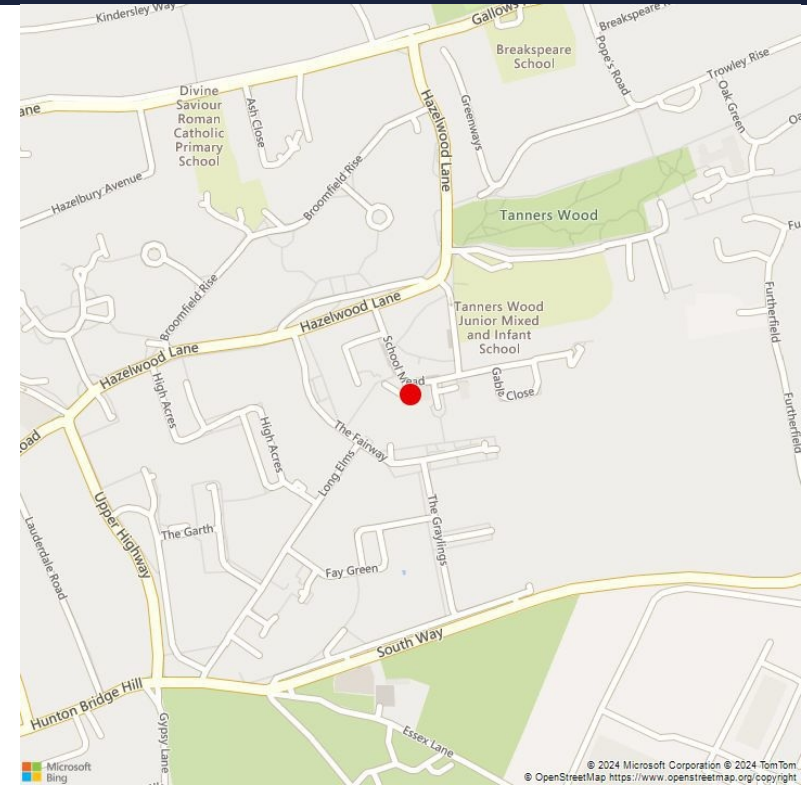
Unit 3, 19 School Mead, Abbots Langley, Abbots Langley, WD5 0LA

Modern Retail Unit With A5 Usage

Approx. 942 Sq Ft (87.51 Sq M)

**For Sale/
To Let**

Unit 3, 19 School Mead, Abbots Langley, Abbots Langley, WD5 0LA



Description

The subject premises comprise a mid terraced self-contained retail unit recently trading as a café but now with all equipment removed. There is a modern plate glass shop front and counter area together with a large former kitchen and 2 store rooms plus a WC. There is also a rear door for loading. Planning was granted originally for a variety of uses

Location

The premises are located within a busy parade of retail units at School Mead, a residential suburb of Abbots Langley, between Watford and Hemel Hempstead approximately 1.4 miles from J19 of the M25. The parade predominantly serves the local population but unlike many other neighbourhood retail centres has remained popular with 100% occupancy rate due to the excellent car parking provision.

Price/Rent

£330,000 /£26,000 per annum exclusive

Terms

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

VAT

All prices quoted will be subject to VAT

Energy Performance Rating

D - 95

Service Charge

The premises are immediately available by way of a new full repairing and insuring lease.

Legal Costs

Each party is to pay their own legal costs.

Viewings

Strictly by appointment via the sole agents
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We invest in people Silver



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