

Satchells

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Rural Restaurant /Bar



**The Spice Cabinet. High Street,
Reed. Hertfordshire. SG8 8AH**

**To Let
Rent. £25,000 Per Annum**



Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.

Head Office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH

Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch ARLA, and Derek Hilditch AICBA



Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978 Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth, Hertfordshire. SG6 2TU

In Brief:

Situated in Reed just off the A10 between Royston and Buntingford sits this well-appointed rural former Indian restaurant/bar and takeaway now available on a new lease.

From the entrance you enter the bar area with seating and fireplace with character bar and area to sit and absorb the atmosphere. Beyond is the dining area with patio doors opening up to the rear outside dining area and garden.

From the bar area there are ladies and gents toilets and functioning kitchen with multi burner stove, prep counters, extraction and washing up facilities. Beyond are storage areas with chillers.

Outside to the rear is a grassed garden and patio area and to the front parking and further patio area.

Use: Licenced restaurant for 50 covers 12 noon to 12 midnight.

Terms: Available on a new Full repairing and insuring lease of 5 or 7 years.

Rent: Paid quarterly in advance with 6 months rent deposit required. Plus Vat if applicable.

Insurance: Landlord to insure the building and tents to refund as insurance rent.

Rates Tenant to pay all own rates.

Utilities: Tenants to pay all and own utility charges

VAT: All fees and prices are quoted exclusive of VAT

Costs: the landlord has a standard lease template which the tenants can accept and complete or the tenants can draft up a lease at their own costs for the landlords approval.

EPC: TBC if required

Referencing: The lease will be subject to satisfactory references which the agents will take up at a cost of £200 Incisive of VAT

Viewings: By prior appointment through Satchells, telephone 01462 600900.



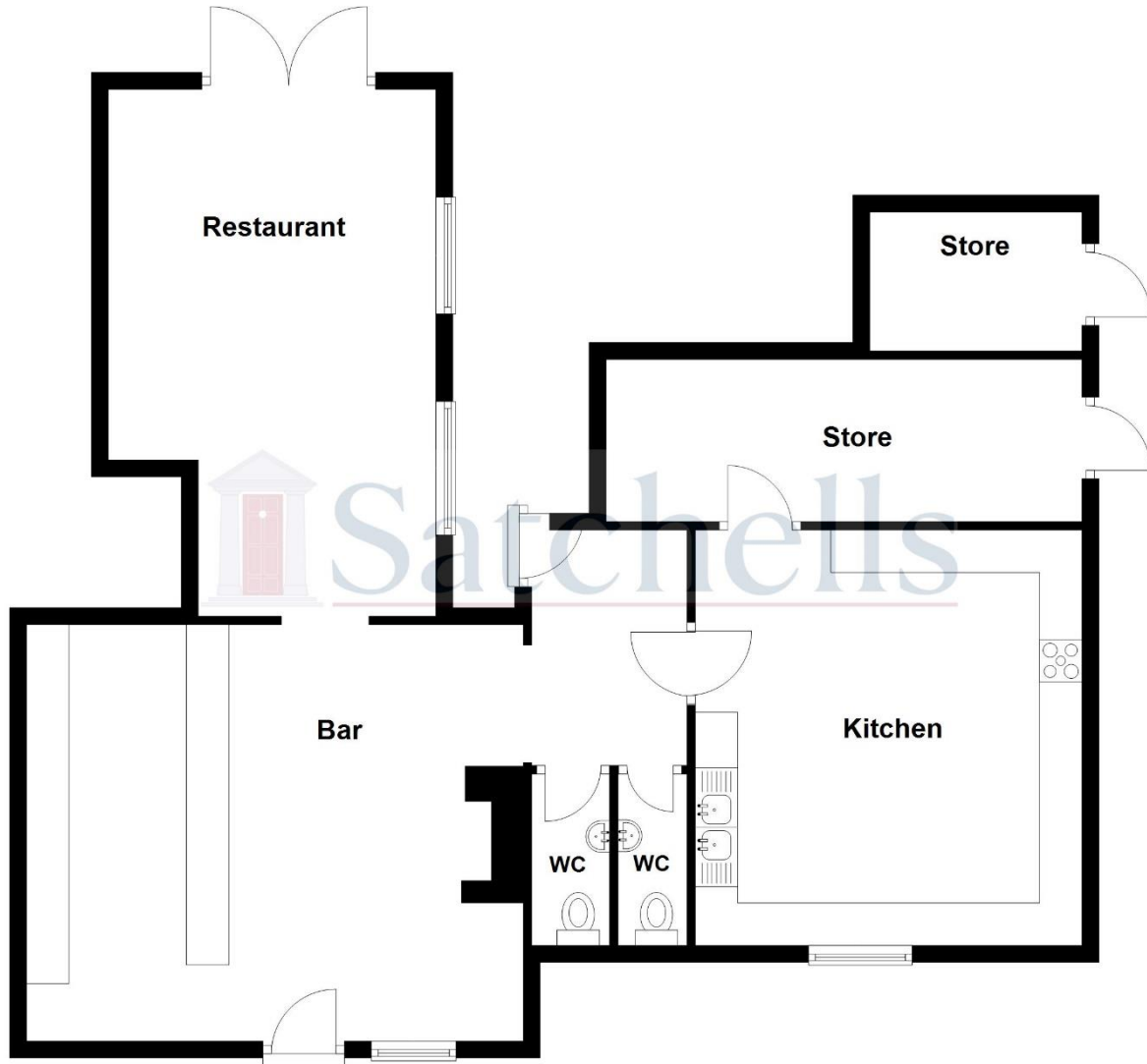
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Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.



Draft details not yet approved by clients and could be subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate. Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.



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