



## Restaurant For Sale In Hemel Hempstead Town Centre

### 51 To 55 Waterhouse Street

Hemel Hempstead, HP1 1EA

Retail

## FOR SALE

1,629 sq ft

(151.34 sq m)

- Within 5 minutes walking distance of Hemel Hempstead town centre
- Ground floor seating area with bar
- External seating area
- Staff and customer WCs
- Ground floor rear kitchen
- Rear access for loading

# 51 To 55 Waterhouse Street, Hemel Hempstead, HP1 1EA

## Summary

<b>Available Size</b>	1,629 sq ft
<b>Price</b>	£575,000.00
<b>Rates Payable</b>	£17,839.25 per annum Based on 2023 rating. Rates payable 2024/25
<b>Rateable Value</b>	£35,750
<b>EPC Rating</b>	B (43)

## Description

The property comprises three retail units which have been converted into a large ground floor restaurant with seating inside and out.

## Location

The Waterhouse is situated in Hemel Hempstead town centre overlooking the attractive Jellicoe Water Gardens and fronting Waterhouse Street. The restaurant is within easy walking distance of the town centre and shops as well as various public car parks including the Water Gardens car park opposite.

Access to the A41 dual carriageway is within 1 mile and approximately 3 miles distant is Junction 8 of the M1 motorway.

Hemel Hempstead mainline railway station is 3 miles distant providing a fast and frequent service into London Euston with a journey time of approximately 30 minutes.

## Accommodation

The accommodation comprises the following net internal areas:

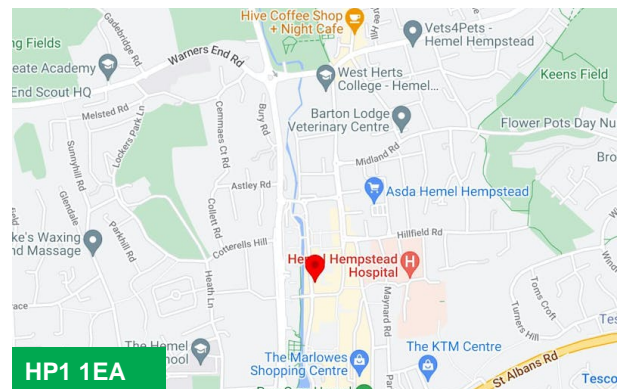
Name	sq ft	sq m
Ground - Restaurant	1,307	121.42
Outdoor - Seating Area	322	29.91
<b>Total</b>	<b>1,629</b>	<b>151.33</b>

## Viewings

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

## Terms

The long leasehold (999 years from 29 May 1991) is for sale at £600,000 with vacant possession.



## Viewing & Further Information

### Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

### Stimpsons

**01923 252188**

Suite 1A, Building 6, Hatters Lane, Croxley Park,  
Watford, WD18 8YH