



Restaurant / Hotel with Development Potential For Sale - Hertfordshire SG14

0.65 Acre Site with circa 10,000 sq.ft of built space

GILMARTIN LEY

Le Papillon / Woodall Arms
17 High Road,
Stapleford,
Hertford, SG14 3NW



Area

Site Area: 2,631 sq.m. (28,314 sq.ft.)

Price

Offers in the region of £1,150,000
subject to contract

Property Description

The property comprises a substantial restaurant / bar / hotel with generous parking, gardens and garages, set on a 0.65 acre site.

The Papillon Restaurant was first established in the 1970's in East Barnet Village, North London before expanding into Stapleford in 1998. The restaurant seats 50 people in the main building, with provision to seat an additional 50 people in the conservatory dining room overlooking the garden.

The 3 star hotel contains 14 x 3 star en-suite bedrooms, arranged over first and second floors, each with television, and tea & coffee making facilities. An administrative office is situated at first floor level.

- > Tranquil village location
- > Site area 0.65 acres
- > Complete or partial redevelopment potential
- > 878.75 sq.m (9,459 sq.ft) of built space
- > 3 miles north of Hertford
- > Suitable for a number of alternative uses subject to planning
- > Good transport communications





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Basement / Cellar	64.17	690	
Ground Floor	386.49	4160	Restaurant areas / bar / kitchen
First Floor	183.03	1970	Hotel bedrooms & administrative office
Second Floor	148.97	1603	Hotel bedrooms
Garages / Stores	96.09	1034	

Property Location

The property is situated in Stapleford, a pleasant village located on the A119, just north (circa 3 miles) of Hertford town centre and 27 miles north of central London.

Road connections are good with the Great Cambridge Road (A10) approximately 3 miles to the south-east providing access into central London to the south as well as Cambridge to the north. Junction 6 of the A1(M) is within 6 miles to the west, whilst junction 25 of the M25 is approximately 10 miles to the south.

The property is located between Watton At Stone and Hertford North Railway Stations, providing regular services to Moorgate Station and Kings Cross Station, with a journey time of just over 45 minutes.

There is also a local bus service connecting the property to both Hertford and Stevenage.

Luton and Stansted Airports are within easy reach (45 minutes travelling time).

2010 Rateable Value £76000.00

Estimated Rates Payable £32908 per annum

Service Charge p.a. n/a

Terms Freehold for sale with vacant possession.

Legal Fees: Each party is to bear its own legal fees

Local Authority: East Herts District Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/22890>
Energy Performance Certificate

Last Updated: 15 Sep 2015

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Our ref: 22890

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
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Property Experts for North London

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