

**Vacant Restaurant Premises**  
**163 Luton Road**  
**Great Offley, Nr Hitchin,**  
**Herts SG5 3DG**



**Plot extending to c0.37 acre having potential (STPP)**  
**for some form of residential development.**  
**Offered for sale on an unconditional basis.**

## Summary

- Vacant restaurant premises in a popular village location.
- The site extends to c.0.37 acre (0.15 ha).
- Planning potential (STPP) for the retention of the existing property and some additional new development or redevelopment of the whole site.

## Location

- Great Offley is a small village in north Hertfordshire, by-passed by the A505 dual carriageway linking Hitchin 3 miles away and Luton 6 Miles away. The property is situated on the old original A505, Luton Road centrally in the village.

## Planning

- The property/land does not currently have any planning consent for development, but it is believed it may have potential for some form of residential use (STPP).
- This could possibly include additional development or total redevelopment.
- North Herts District Council does not charge C.I.L.

## EPC

- Details to be made available in the near future.

North Side of Existing Building



South Side of Existing Building



## Access

- Access is directly off Luton Road.

## Existing Property

- The existing two storey property has until recently been used as a restaurant with residential accommodation above. Including cellar area, it extends to c.380m<sup>2</sup> / 4090 ft<sup>2</sup> GIA.
- The property requires some upgrading.
- Internal Details:  
Ground floor Bar/Restaurant - 1680 sq ft  
Kitchen – 332 sq ft, Storage areas – 550 sq ft  
Ladies & Gents WC's, Seven bedrooms over the first floor and two bathrooms, Basement beer cellar

## Drainage/Services

- It is believed that mains drainage and all utility services are connected to the property. **Prospective purchasers should make their own enquiries with respect to availability and cost of connections for any new development.**

## Tenure

- The property/land is to be sold freehold.

## VAT

- VAT will not be charged on the sale.

East Side of Existing Building



Birdseye view



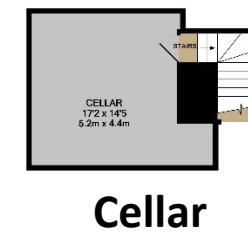
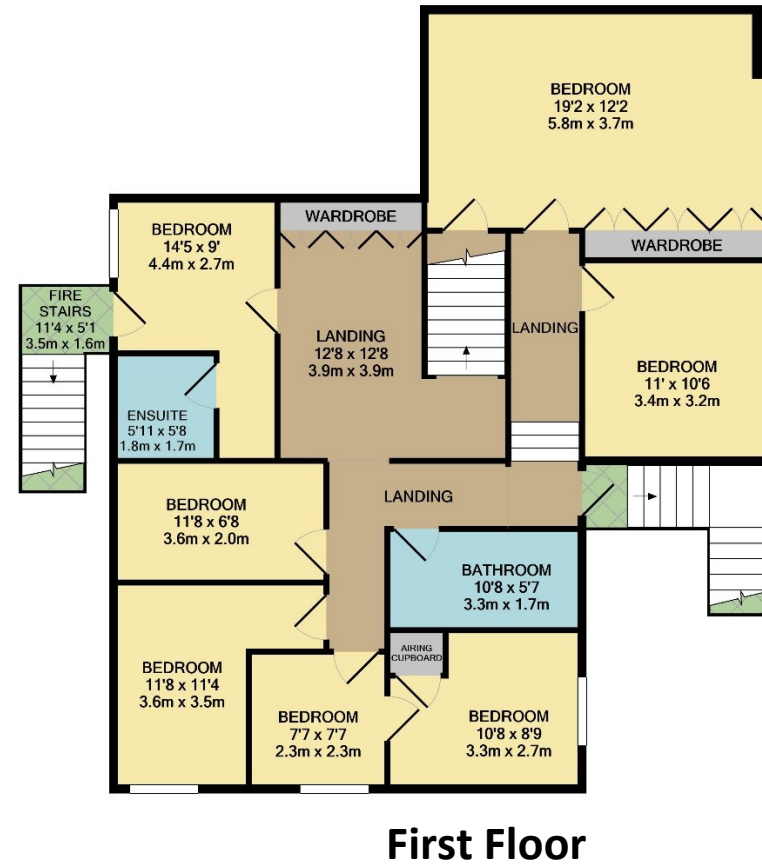
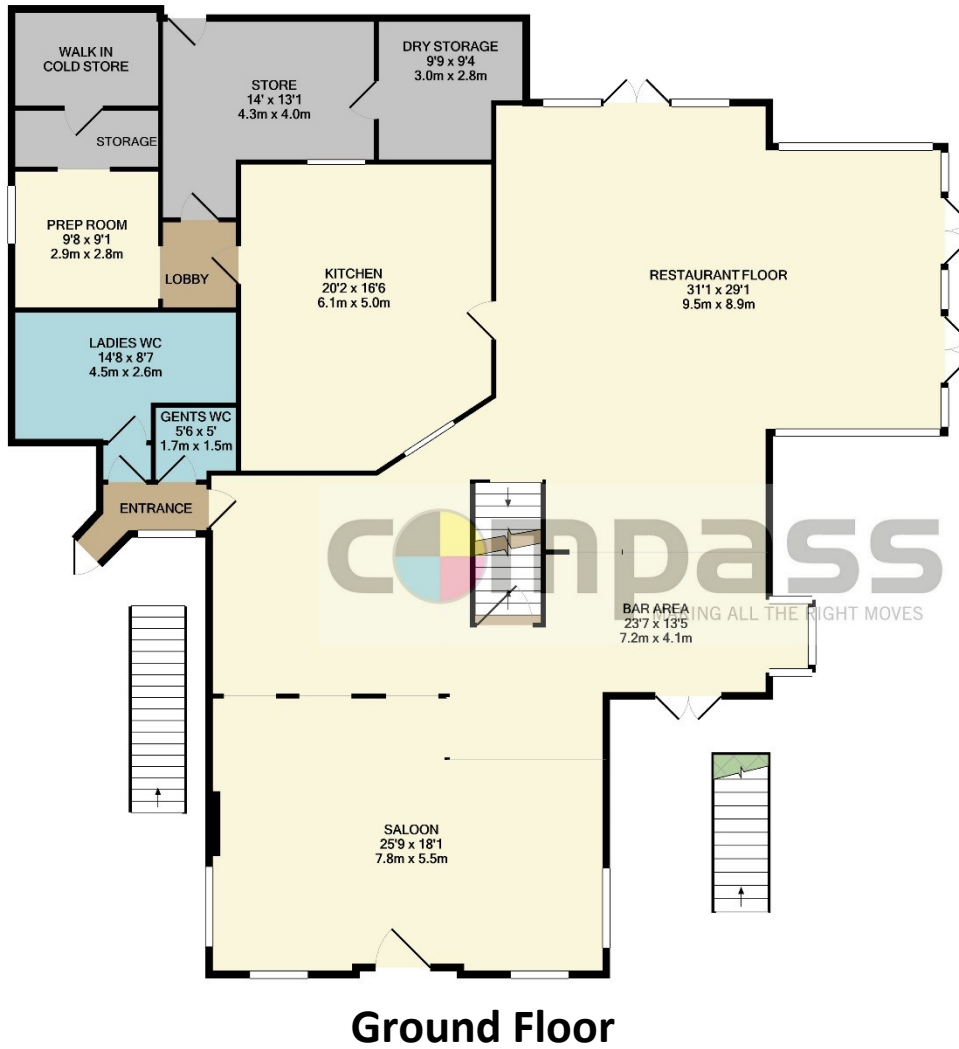
## Promap



**Aerial**



## Existing Floor Plans



Photos



## Terms

- Guide Price: **Unconditional Offers only**, in excess of £600,000.

## Viewings

- Strictly by prior appointment, call 01234 351577 to arrange.

## Contact

- Compass Land and Development on 01234 351577  
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## Location Plans

