

OLD SIAM

6 Parliament Square, Hertford, Hertfordshire, SG14 1EY

FREEHOLD: £1,000,000 | REF: 3868025

KEY HIGHLIGHTS

- Well established Freehold Thai Restaurant
- 100 covers over two floors
- Town centre location
- Established trade over 20+ years
- Potential to purchase 2 sites in group
- Energy Rating: B



DESCRIPTION

The property comprises a Grade II Listed period building occupying a prominent position within Hertford's historic town centre. Believed to originate from the 18th Century with a 19th Century refronting, the property is arranged over two storeys and retains a number of attractive character features. A traditional timber-framed glazed frontage incorporates a recessed central entrance, providing an appealing and distinctive street presence alongside excellent levels of natural light to the trading areas.

In addition to the main entrance, the property benefits from useful side access via gated passageways adjoining the building, providing convenient access for servicing, deliveries and day-to-day operational requirements.

LOCATION

Occupying a prominent position on Parliament Square in Hertford town centre, the Old Siam benefits from a central location within the town's established retail, leisure and hospitality circuit, close to both Hertford East and Hertford North railway stations. The property is well connected via the A10 and A414, providing convenient access to Ware (2 miles), Welwyn Garden City (8 miles), Harlow (10 miles), Stevenage (12 miles) and St Albans (13 miles), whilst Central London lies approximately 25 miles to the south. The location offers excellent accessibility and enjoys a strong position within one of Hertfordshire's principal market towns.

INTERNAL DETAILS

The Old Siam has been comprehensively refurbished by the current owners during their tenure, creating an authentic and highly distinctive trading environment. Handcrafted carved teakwood features extensively throughout the restaurant, with much of the bespoke timberwork individually sourced and imported from Thailand. The ground floor comprises a welcoming reception area with informal seating for takeaway collections, a fully stocked bar, and a principal dining space capable of accommodating in excess of 60 covers. To the rear, the owners have created a unique private dining area incorporating traditional Thai-style seating, providing an intimate setting for up to 16 guests. This area also benefits from a dedicated service station and dumb waiter connecting to the first floor.

An ornate staircase rises to the first floor, where a fully fitted commercial kitchen is located, complete with extraction system, preparation areas and wash-up facilities. Also situated on this level is a secondary dining room, which is well utilised throughout the week and offers flexibility as a private function space, accommodating a further 32 covers when fully laid out. The first floor also benefits from a second bar, enhancing its suitability for exclusive events and private hire, together with well-presented customer WC facilities maintained in excellent decorative order.

FIXTURES & FITTINGS

All fixtures and fittings to be included in the sale. A fully inventory will be made available.

STAFF

The business operates with an experienced team, and it is anticipated that eligible employees will transfer to the purchaser under the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE), ensuring continuity of trade following completion.

TRADING INFORMATION

The business currently trades through combined accounts covering both Old Siam and Thai Cottage. The proprietor has confirmed that approximately 55% of turnover is attributable to Old Siam, with the remaining 45% generated by Thai Cottage.

For the year ended 30 September 2025, the combined business reported a turnover of £2,106,644 and net profits of £311,461.

Detailed financial information relating to the businesses will be made available following a formal viewing.

TRADING HOURS

The business currently operates 7 days per week with daily lunch and dinner service.

EXTERNAL DETAILS

The Old Siam occupies a central position on Fore Street in the heart of Hertford town centre. Access to the rear of the property is available via a gated passageway to the side of the building, providing access to neighbouring premises as well as servicing areas, including the bin store and a dedicated fire escape route. This practical secondary access supports the day-to-day operation of the business whilst remaining separate from the main customer entrance.

BUSINESS RATES

Current rateable value (1 April 2026 to present) £38,750.

TENURE

Freehold.









THE OPPORTUNITY

The Old Siam represents a rare opportunity to acquire a long-established and highly regarded Thai restaurant in the heart of Hertford. The business is one of two successful Thai restaurants operated by the current owners for over 20 years, during which time they have built a loyal customer base and an excellent reputation, resulting in consistently strong levels of trade and regular advance bookings throughout the week.

Having successfully established both businesses, the owners are now seeking to reduce their involvement in the hospitality sector and spend more time with family. As such, they are willing to dispose of The Old Siam either as an individual acquisition or as part of a package with their sister operation, Thai Cottage, Berkhamsted.

The owners are prepared to offer a suitable handover period to ensure a smooth transition and are keen to see the business continue to flourish under new ownership. The opportunity is likely to appeal to experienced hospitality operators seeking a proven and profitable trading business, as well as local entrepreneurs looking to acquire a well-established restaurant in a strong Hertfordshire market.

REGULATORY

Premises licence.





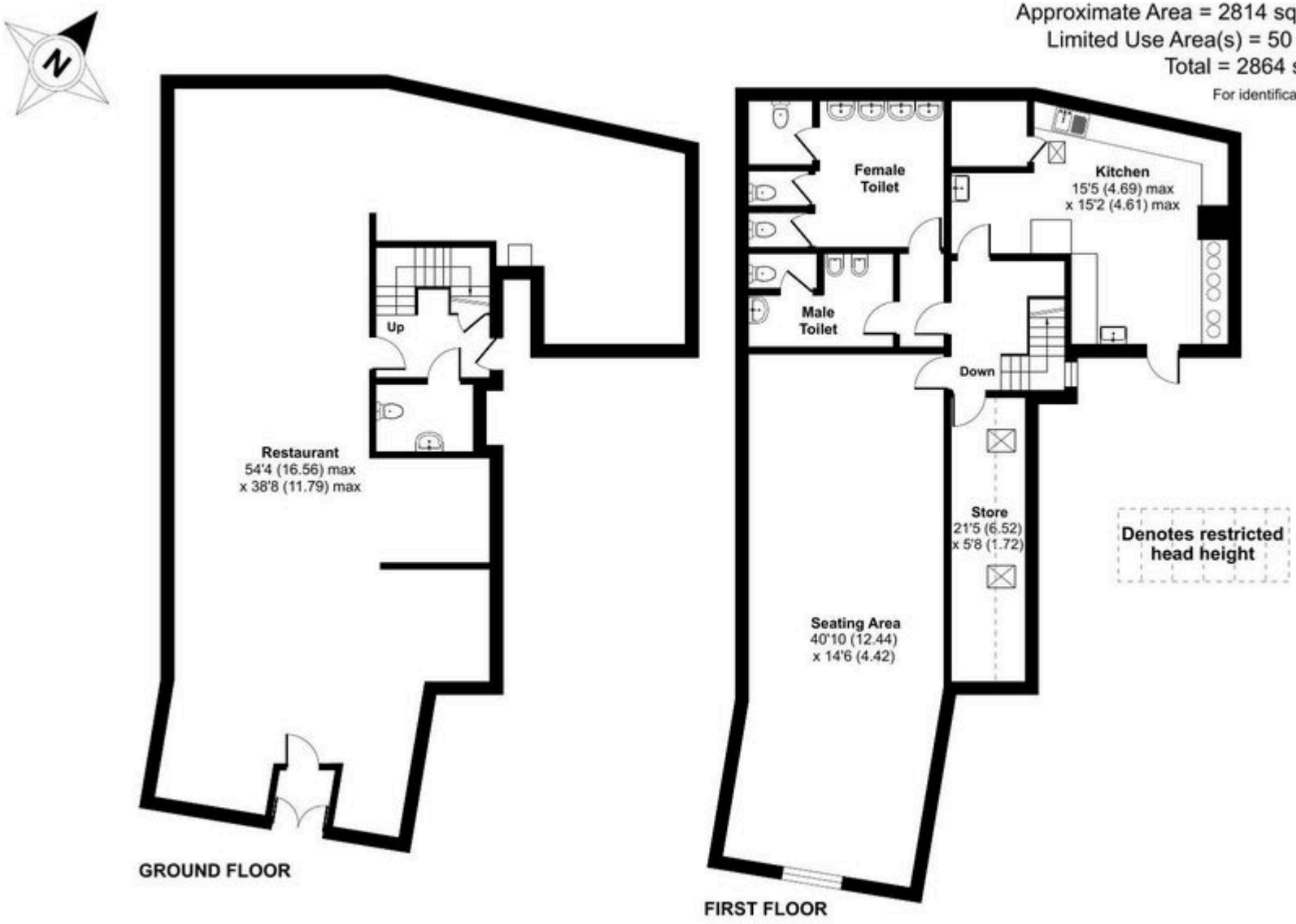



Old Siam



Parliament Square, Hertford, SG14

Approximate Area = 2814 sq ft / 261.4 sq m
Limited Use Area(s) = 50 sq ft / 4.6 sq m
Total = 2864 sq ft / 266 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1509390

DEBT & INSURANCE ADVISORY

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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