

THAI COTTAGE

149 High Street, Berkhamsted, HP4 3HH

FREEHOLD: £1,000,000 | REF: 3868024

CHRISTIE & CO

Regulated by RICS

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KEY HIGHLIGHTS

- Well established Freehold Thai Restaurant
- High Street Location. Grade II Listed
- Fully fitted restaurant & bar with 55 covers
- Staff accommodation over 1st & 2nd floors
- Potential to purchase two sites in group
- Energy Rating: B



DESCRIPTION

The property comprises a substantial three-storey Grade II Listed building of traditional red brick construction, featuring decorative brickwork, painted stone detailing and large sash-style windows to the upper elevations. The ground floor benefits from an attractive timber-framed frontage with traditional carved timber detailing, prominent Thai Cottage signage and a recessed customer entrance, creating a distinctive presence on Berkhamsted High Street. The upper floors provide ancillary accommodation above the restaurant.

Access to the rear of the property is available via a gated passage through the adjoining property to the left-hand side, together with access from Prince Edward Street via the bin storage area and then up onto the first floor terrace and self contained entrance.

LOCATION

Thai Cottage occupies a prominent position on Berkhamsted High Street, in the heart of one of Hertfordshire's most desirable and affluent market towns

Berkhamsted benefits from excellent transport connectivity, with Berkhamsted Railway Station located approximately 0.5 miles from the property and providing regular direct services to London Euston in around 35 minutes. The town is conveniently positioned adjacent to the A41 dual carriageway, offering easy access to Hemel Hempstead (4 miles), Watford (13 miles), St Albans (15 miles), Aylesbury (14 miles) and Central London (32 miles). This strong transport infrastructure enables the business to attract both local residents and visitors from a wide regional catchment. The town is a popular destination for tourism and leisure, supported by attractions including Berkhamsted Castle, the Grand Union Canal, the surrounding Chiltern Hills Area of Outstanding Natural Beauty, and a number of walking and cycling routes which attract visitors throughout the year.

TENURE

Freehold.

BUSINESS RATES

Current rateable value (1 April 2026 to present) £34,250.

REGULATORY

Premises Licence.

INTERNAL DETAILS

The restaurant has been extensively refurbished and fitted out to create an authentic Thai dining environment. Handcrafted carved teakwood features prominently throughout the premises, with much of the bespoke timberwork and décor sourced directly from Thailand. The main entrance opens into a welcoming entrance porch and reception area, leading through to a fully stocked bar and attractive dining space providing approximately 55 covers.

To the rear of the ground floor is a well-equipped commercial catering kitchen together with customer toilet facilities.

The first and second floors provide staff accommodation to include six bedrooms, a kitchenette, two bathrooms and additional storage for the restaurant. This is accessed via an external staircase to the rear of the property.

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.







THE OPPORTUNITY

Thai Cottage represents a rare opportunity to acquire a long-established and highly regarded Thai restaurant in the heart of Berkhamsted. Established by the current owners over 20 years ago, the business has built an excellent reputation for authentic Thai cuisine, benefiting from a loyal customer base, strong repeat trade and a prominent position within one of Hertfordshire's most affluent market towns.

The restaurant has become a well-known destination dining venue, renowned for its distinctive Thai-inspired interior, quality food offering and long-standing presence within the local hospitality market. The business enjoys support from both local residents and visitors, providing a solid foundation for continued success under new ownership. Having successfully operated the business for many years, the owners are now seeking to reduce their involvement in the hospitality sector and spend more time with family. As such, the opportunity is available either as a standalone acquisition or as part of a package with their sister restaurant, Old Siam, Hertford.

The owners are willing to provide an appropriate handover period to ensure a smooth transition. The opportunity is likely to appeal to experienced hospitality operators seeking an established and profitable business, as well as owner-operators looking to acquire a renowned restaurant in a prime Hertfordshire trading location.





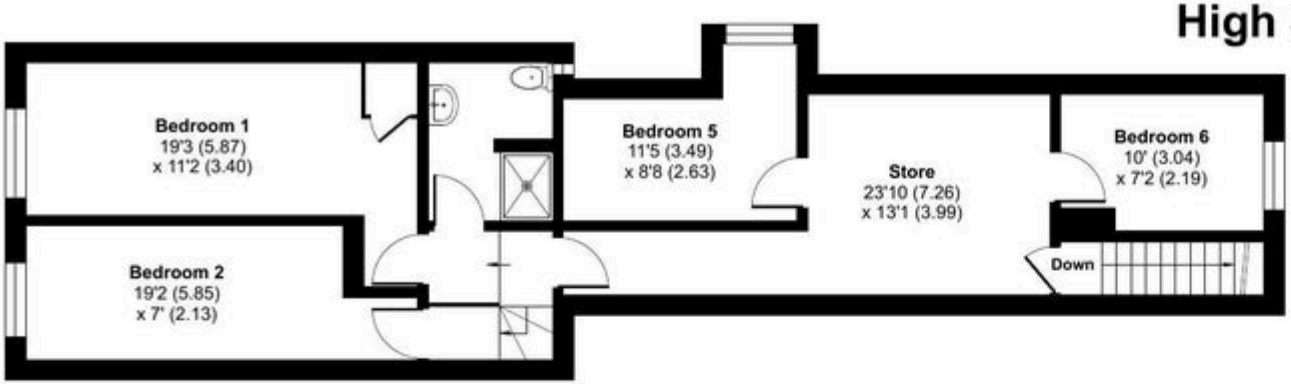



KINGS ARMS
Cottage
149
Oakleys

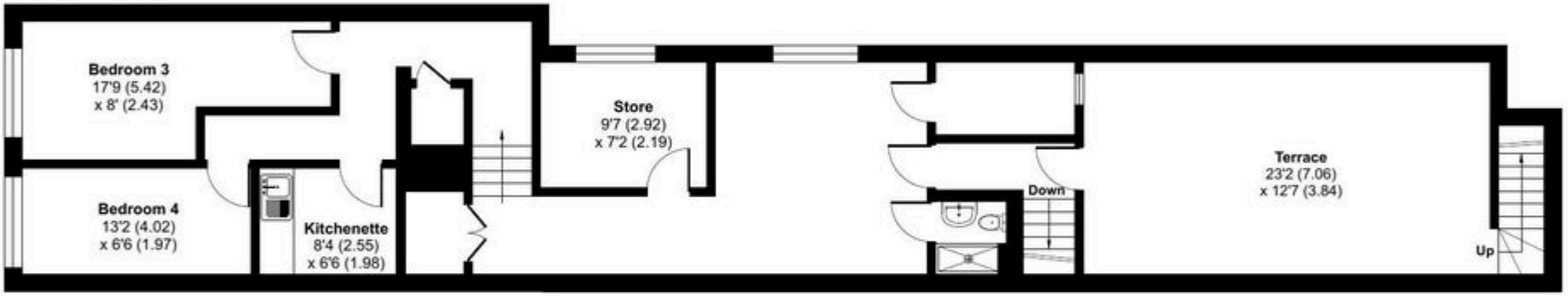
High Street, Berkhamsted, HP4

Approximate Area = 2942 sq ft / 273.3 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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: 1509380

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

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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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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