



Location

Located in Boongate Retail Park approximately 1 mile east of Peterborough city centre just off the A1139.

Boongate Retail Park provides a wide range of retail and restaurant offerings. Occupiers on the scheme include The Range, Smyths Toys Superstores, B&M Bargains and Pizza Hut. McDonald's, Subway and Showcase Cinema de Lux are also located nearby.

HIGHLIGHTS

- + Prime retail and leisure park in Peterborough
- + Nearby occupiers include The Range, Smyths Toys Superstores, B&M Bargains, Pizza Hut, McDonald's, Subway and Showcase Cinema de Lux
- + Fully fitted ground floor restaurant
- + Close proximity to Peterborough city centre and train station
- + GIA approx. 378 sq m (4,073 sq ft)

Description

The restaurant premises comprises a detached ground floor unit in Boongate Retail Park. There is an external seating area to the front elevation.

Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 178 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office, customer toilets and a bin store.

Approximate Floor Areas

The property has the following approximate gross internal area:

Ground Floor	378 sq m (4,073 sq ft)
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FRANKIE & BENNY'S, PETERBOROUGH
Boongate Retail Park, PE1 5SX

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Tenure

Held for a term of 10 years with effect from 19 December 2016 at a current rent of £96,000 per annum subject to an open market review on 19 December 2021. The most recent annual service charge was £4,800.

Rateable Value

2023 £100,000

EPC

In course of preparation.

Viewings

The restaurant is currently closed so all viewings must be arranged via the sole agents Savills.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

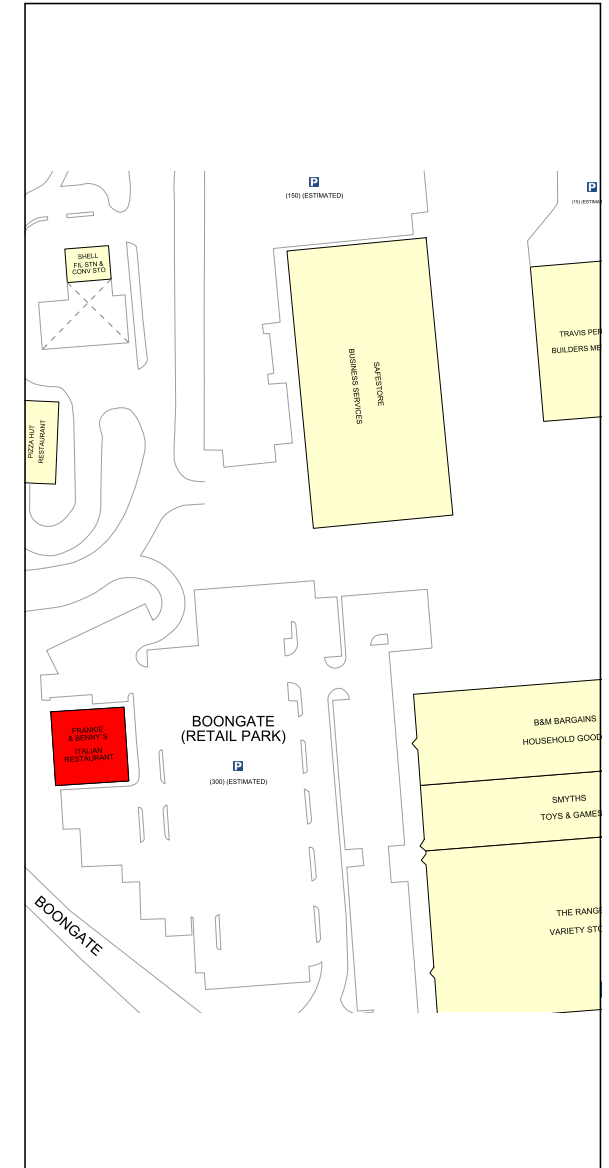
VAT

All figures quoted are exclusive of VAT.

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