

**Under Offer**



## Location

Located a short distance from the 529,700sq ft Broadway Shopping Centre and the busy Broadway thoroughfare.

The immediate area offers a range of operators including Sainsbury's, Lidl, Cineworld, Buzz Bingo and the Marriott hotel. Opposite the restaurant is the Bellway Eastside Quarter development comprising 518 1, 2 and 3 bed apartments.

## HIGHLIGHTS

- + Fully fitted restaurant over ground and first floor
- + Short distance from the Broadway Shopping Centre
- + Adjacent to a 9 screen Cineworld and Buzz Bingo
- + Situated opposite the new Eastside Quarter Bellway development of 519 apartments
- + GIA approx 375 sq m (4,035 sq ft)

## Description

The restaurant comprises the ground and first floor of a purpose built leisure scheme in Bexleyheath.

## Accommodation

The premises are configured to provide accommodation at ground and first floor levels. The ground floor is laid out to provide a variety of tables and seating for circa 146 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, disabled toilet. The first floor comprises ladies and gentlemen's toilets, staff changing room and office.

## Approximate Floor Areas

The property has the following approximate gross internal area:

<b>Ground Floor</b>	314 sq m (3,383 sq ft)
<b>First Floor</b>	61 sq m (652 sq ft)
<b>Total</b>	375 sq m (4,035 sq ft)

## 2. FRANKIE & BENNY'S, BEXLEYHEATH

28-70 Broadway, DA6 7LL



## Tenure

Held for a term of 25 years with effect from 25 March 1998 at a current rent of £80,348 per annum. The most recent annual service charge was £24,500.

A new lease may be available with the landlord.

## Rateable Value

2017 £76,500

## EPC

An EPC is in the course of preparation.

## Viewings

All viewings must be arranged strictly by appointment with 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.



## 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

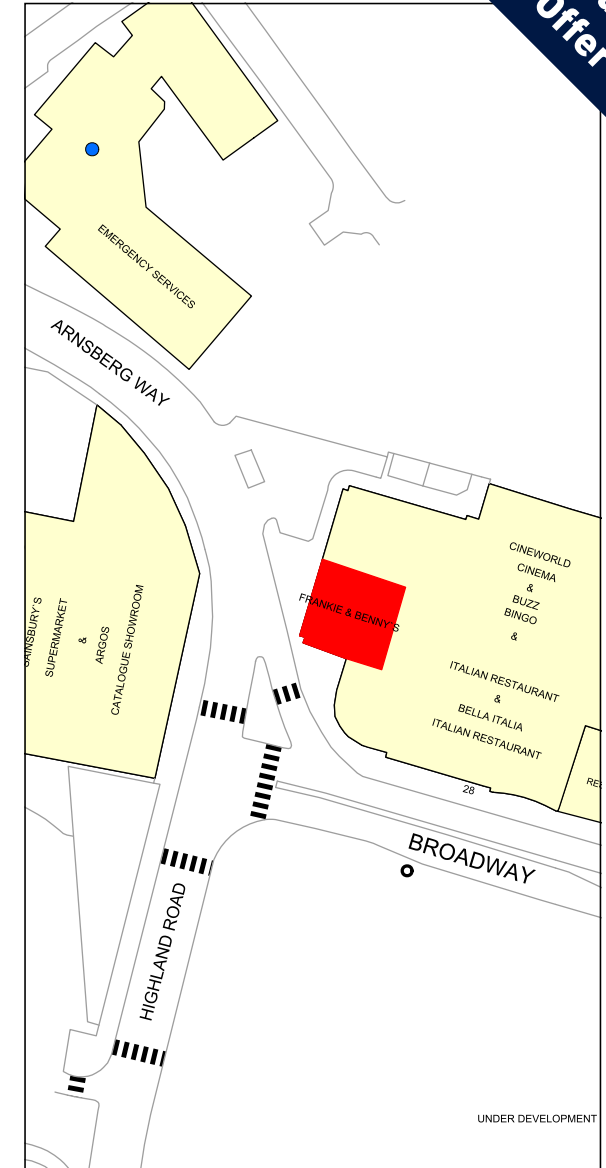
All figures quoted are exclusive of VAT.

## Contacts

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