



## Location

Located in the 200,000 sq ft Tower Park leisure scheme, adjacent to the A3049 in Poole.

The Tower Park leisure scheme benefits from a range of food, beverage and leisure operators including Splashdown Waterpark, Cineworld, PureGym, Hollywood Bowl, Buzz Bingo and a number of restaurants including Nando's, McDonald's, TGI Fridays, Pizza Express and Burger King.

## HIGHLIGHTS

- + Potential drive thru conversion
- + Attractions include Splashdown Water Park, Cineworld, Hollywood Bowl and McDonald's
- + Located in Bournemouth, Christchurch & Poole (BCP) conurbation
- + Potential to split subject to consent
- + GIA approx. - 436 sq m (4,693 sq ft)

## Description

The restaurant comprises a stand alone unit, benefitting from associated parking.

## 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 142 customers. Ancillary accommodation includes a catering kitchen with walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

## Approximate Floor Areas

The property has the following approximate gross internal area:

<b>Ground Floor</b>	436 sq m (4,693 sq ft)
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**12. FRANKIE & BENNY'S, POOLE**  
Tower Park, Yarrow Road, BH12 4NY



## Tenure

Held for a term of 30 years with effect from 29 September 1995 at a current rent of £140,623 per annum subject to an open market review on 29 September 2020. The most recent service charge was £24,514.67.

## Rateable Value

2017 £92,500

## EPC

F-127

## 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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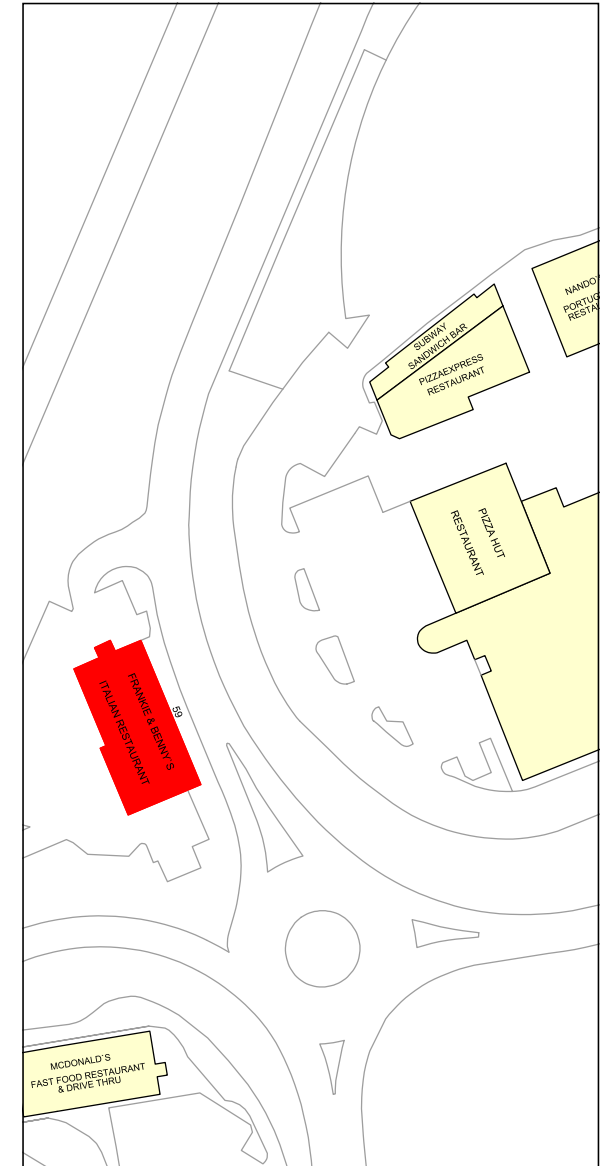
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