

Under Offer



Location

Located in the 309,000 sq ft Greenbridge Retail Park accessed by the A4312 Drakes Way and the nearby A419.

The Greenbridge Retail Park scheme benefits from leisure operators including Empire Cinemas, Gala Bingo and Nuffield Health & Fitness, as well as food and beverage operators such as Pizza Hut, McDonald's and KFC. Retail outlets in the scheme include Curry's, Boots, Argos and PC World.

HIGHLIGHTS

- + Established leisure and retail scheme on edge of city centre
- + Close to KFC, Empire Cinema, Buzz Bingo and Pizza Hut
- + Fully fitted restaurant
- + Potential to split subject to consent
- + GIA approx. - 465 sq m (5,000 sq ft)

Description

The restaurant comprises a stand alone unit, benefitting from good parking provision and external seating.

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 208 customers. Ancillary accommodation includes a catering kitchen with prep area and 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:

Upper Ground Floor	465 sq m (5,000 sq ft)
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Tenure

Held for a term of 25 years with effect from 25th December 1998 at a current rent of £136,325 per annum. The most recent annual service charge was £7,272.

A new lease may be available with the landlord.

Rateable Value

2017 £141,000

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

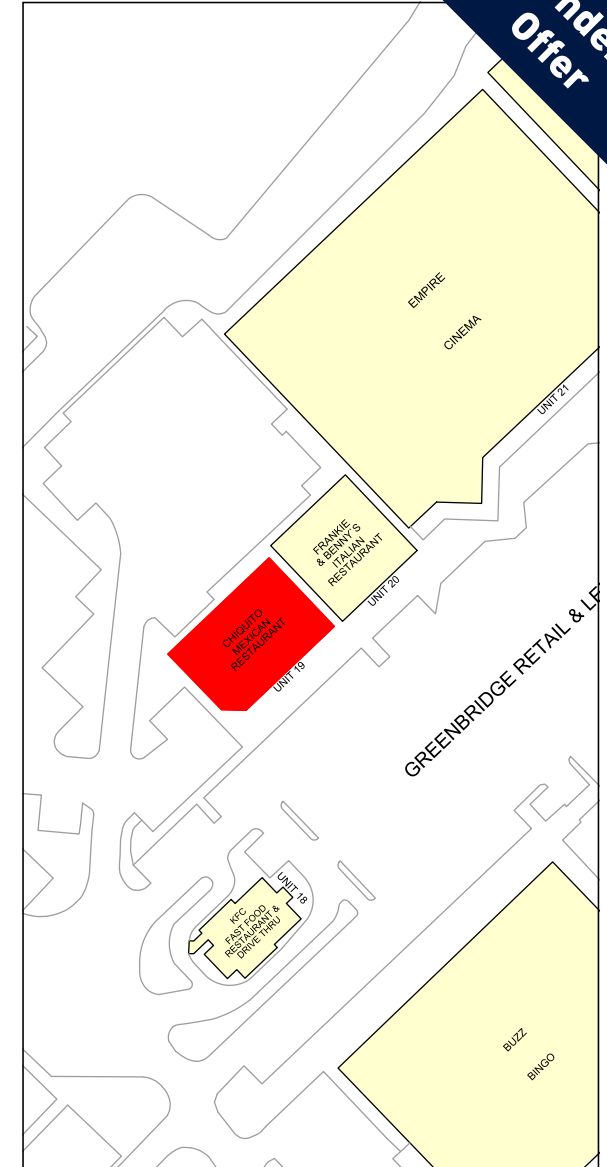
All figures quoted are exclusive of VAT.

Contacts

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