

- + Fully Fitted restaurant with first floor kitchen
- + 101.04 sq m / 1,087.59 sq ft
- + Prime business & shopping location in Buckingham
- + Available Now



To Let

£25,500 Per Annum

Unit 3, Cornwall Place, Buckingham, Buckinghamshire MK18 1SB

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Description

A fully fitted prominent restaurant that provides 28 covers at present. The property comprises of ground floor restaurant with two seating area and small bar, and first floor kitchen, staff store and toilets.

The property benefits from fully fitted kitchen, LED lighting and laminate flooring.

Accommodation:

Ground Floor - 65.62 sq m / 706.33 sq ft

First Floor - 35.42 sq m / 381.26 sq ft

Total internal floor area = 101.04 sq m / 1,087.59 sq ft

Location

The property occupies a prominent location on Cornwall Place, a pedestrianised retail parade fronting onto the High Street in Buckingham Town Centre. The Waitrose supermarket is in close proximity as are other businesses, including a dental practice, jewellers, tea rooms and gift shops.

The property is within 12 miles from Bicester via the A4421 and 13 miles from Milton Keynes via the A422.

Services

We understand that mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Energy Performance Certificate Rating
EPC - Rating of B (expires 16 April 2034)

Terms and Tenure

The premises are to be offered to let by way of a new effective fully repairing and insuring lease on terms to be agreed.

Business Rate

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current ratable value of £17,000.

Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

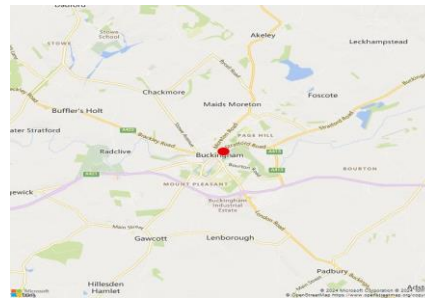
We understand the premises benefits from Class E use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

VAT

All rents, process and premium are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers to their liabilities, if any.

Viewings

Strictly by appointment through Robinson and Hall LLP.



**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

Agent's Notes

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