

Under Offer



Location

Located within the retail park fronting Clasper Way in Gateshead which is accessed from the A1114.

Occupiers within the retail park include Travelodge, Holiday Inn Express, KFC, TGI Fridays and Skiff Inn restaurant.

HIGHLIGHTS

- + Ample customer parking
- + Benefits from a prominent frontage to the A1114
- + Nearby occupiers include Travelodge, Holiday Inn Express and TGI Fridays
- + GIA approx. – 334 sq m (3,595 sq ft)
- + Potential to split subject to consent

Description

The restaurant is situated on the ground floor of a detached single storey building of brick elevations.

Accommodation

The premises are configured to provide accommodation all at ground floor level. When trading, the unit was laid out to provide a variety of tables and seating. Ancillary accommodation includes a catering kitchen, customer toilets, ancillary storage space, walk in fridge and freezer and a managers office.

Approximate Floor Areas

We have not physically measured the property but have been provided with floor areas which have revealed that the premises have the following approximate gross internal area.

Ground Floor 334 sq m (3,595 sq ft)

Alternatively the property may have the potential to split to provide the following floor areas:

Unit A 119 q m (1,280 sq ft)

Unit B 203 sq m (2,185 sq ft)

10. FORMER FRANKIE & BENNY'S Clasper Way, Gateshead NE16 3BE



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Tenure

Held for a term of 25 years with effect from 25 March 2002 at a rent of £86,460 per annum subject to an upwards only rent review on 25 March 2017 and five yearly thereafter. There is no service charge.

Rateable Value

2017 £98,000

EPC

An EPC is in the course of preparation.

Viewings

The unit is currently closed so all viewings must be arranged by prior appointment via the sole selling agents Savills.

Photography

Please note that the photography included within this brochure was taken whilst the premises were still trading. The property has since ceased trading so all signage and any external furniture has been removed from the premises.

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

Most loose fixtures and fittings have been removed from the property. This includes all loose tables and chairs, some bench seating and certain items of kitchen equipment. All branded signage have been removed from the property but should any items remain on site then they are not permitted for use by the ingoing occupier.

VAT

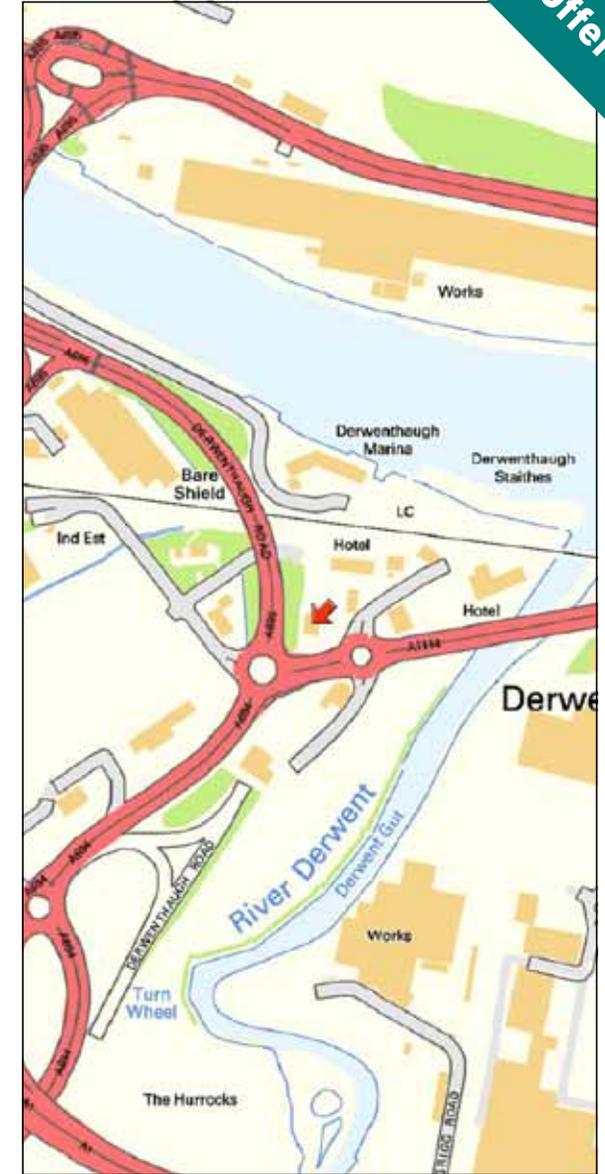
All figures quoted are exclusive of VAT.

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