

Location

Located adjacent to the Victoria Shopping Centre just off South End High Street in a mixed retail and leisure location.

The Victoria Shopping Centre and immediate area hosts a number of retail and leisure operators including an 8 screen Odeon Cinema, Slug and lettuce (Stonegate), Travelodge Hotel, Argos, Starbucks and Metro Bank.

HIGHLIGHTS

- + Situated adjacent to the Victoria Shopping Centre
- + Nearby occupiers include Odeon, Travelodge Hotel and Slug & Lettuce (Stonegate)
- + Accommodation over ground and basement level
- + GIA approx. 855 sq m (9,199 sq ft)

Description

The restaurant comprises the ground and basement of a four storey semi detached building of metal clad and brick elevations beneath a flat roof.

Accommodation

The premises are configured to provide accommodation at ground and basement level. When trading, the ground floor was laid out to provide a variety of tables and seating for circa 156 covers. Ancillary accommodation includes a full catering kitchen with separate prep area, staff facilities, walk in fridge and freezer and customer toilets. The basement comprises ancillary storage.

Approximate Floor Areas

The property has the following approximate gross internal areas.

 Ground Floor
 356 sq m (3,832 sq ft)

 Basement
 499 sq m (5,367 sq m)

 Total
 855 sq m (9,199 sq ft)



Tenure

Held for a term of 20 years from 1 August 2011 at a current rent of £60,000 per annum subject to an upwards only review on 1 August 2021 and five yearly thereafter. The lease benefits from a tenant break option on 1 August 2022 upon at least 6 months previous written notice. There is no service charge.

Rateable Value

2017 £57,000

EPC

An EPC is in the course of preparation.

Viewings

This 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 the 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.

Contacts

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