

LEISURE

STAFF UNAWARE

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LOCATION - IP33 1BE

The property occupies a highly prominent position on the corner of Cornhill and Woolhall Street in the centre of Bury St Edmunds main retail and restaurant pitch.

Nearby occupiers include Pizza Hut, Strata, Cafe Rouge, Laura Ashley and Boots.

DESCRIPTION

The property comprises of a first floor fully fitted operational restaurant with prominent ground floor entrance of Woolhall Street.

The property benefits from additional ancillary storage on the second floor.

ACCOMMODATION

All areas are approximate and verification is recommended.

Ground Floor Entrance off Woolhall Street

First Floor	361.3m²	3,889 ft²
Second Floor	89.1 m²	959 ft²
Total	450.4 m²	4,848 ft²

TERMS

Available either by way of an assignment or sub-lease.

TENURE

The property is held on a 25 year full repairing and insuring lease from May 2007, subject to 5 year rent reviews at a current rent of £40,000 per annum exclusive of rates and other outgoings.

RATES

Rateable Value: £40,500.00

UBR: 41.4p

Please verify the actual rates payable with the local authority.

PLANNING

The property currently trades as a restaurant.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly through Hartnell Taylor Cook LLP.

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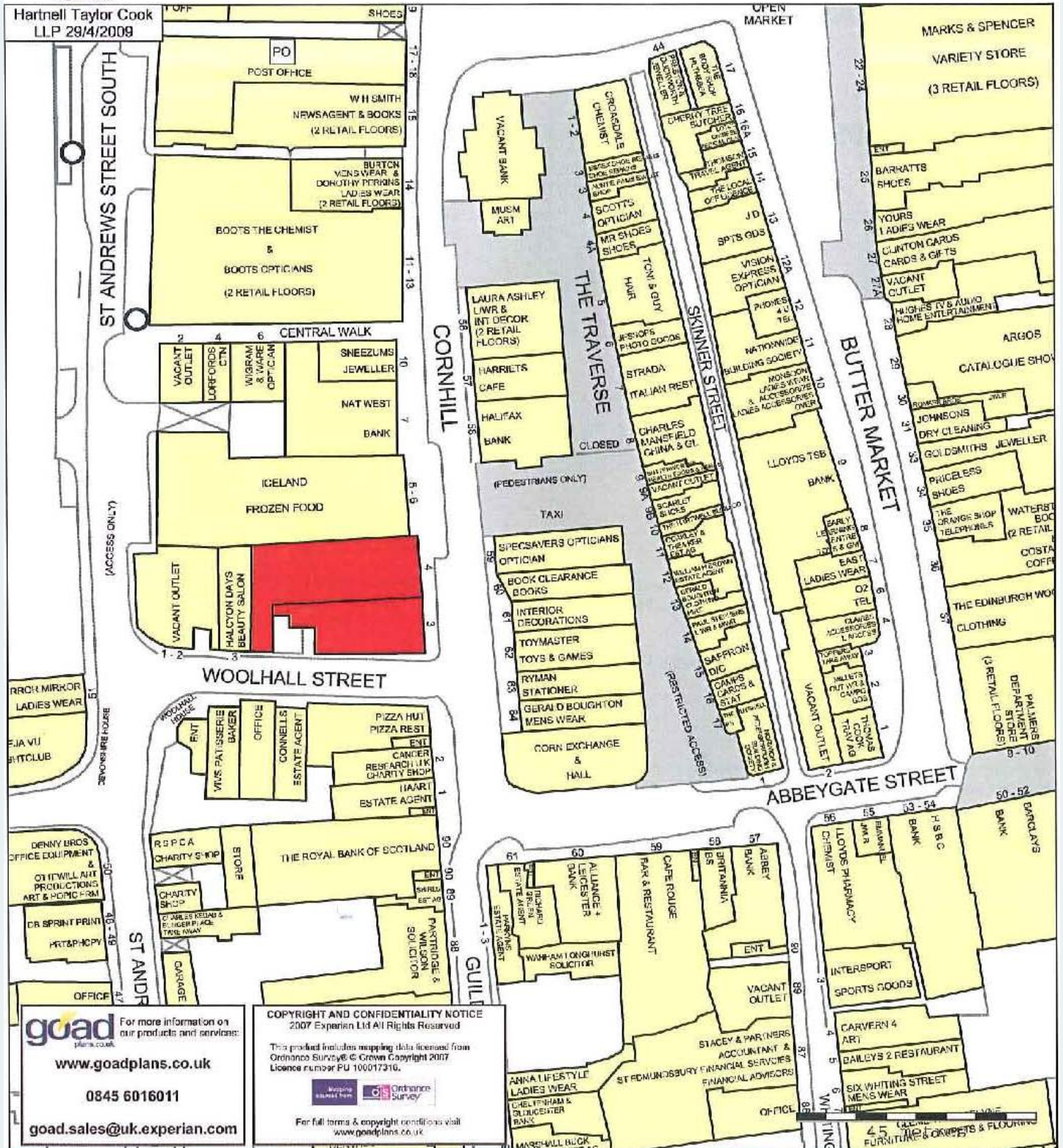
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