

RESTAURANT LEASE FOR SALE

1st FLOOR
3-4 CORNHILL
BURY ST EDMUNDS
SUFFOLK

AWAITING IMAGE

LOCATION

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, Strada, Cafe Rouge, Laura Ashley and Boots.

DESCRIPTION

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

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

ACCOMMODATION

GF	Entrance Off Woolhall Street	
First Floor:	3,889 sq ft	(361.3 sq m)
Second Floor:	959 sq ft	(89.1 sqm)
Total:	4,848 sq ft	(450.4 sq m)

All areas are approximate and verification is recommended.

LEASE

Available either by way of an assignment or sub lease, subject to a premium for the existing fixtures and fittings.

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.

PLANNING

The property currently trades as a restaurant.

Interested parties are advised to make their own enquiries with the local planning department.

RATES

We are advised by the Valuation Office that the premises are assessed under the Uniformed Business Rates as follows:-

Rateable Value: £40,500

UBR 2009/10: 48.5p

Rates Payable 2009/10: £19,642.50

Verification of the above is recommended.

LEGAL COSTS

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

VIEWING

Strictly by appointment through this office with sole agent Hartnell Taylor Cook LLPs:-

Contact

Dominic Tomlinson
Direct Dial: 020 7788 3814
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or

Charlotte Horwitz
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SUBJECT TO CONTRACT

Date: April 2009

