

## RESTAURANT LEASE FOR SALE

**Unit F3  
1<sup>st</sup> FLOOR  
CAMBRIDGE LEISURE PARK  
CLIFTON WAY, CAMBRIDGE**



### LOCATION

The property occupies a highly prominent position on the first floor of the Cambridge Leisure park, a mixed use development comprising a number of leisure and retail units.

The property is situated on the same level as **Cineworld Cinema** and **Blue Spice** restaurant.

Nearby occupiers also include **LA Fitness**, **Nando's**, **Pizza Hut**, **Bella Italia** and a **Travelodge Hotel**.

### DESCRIPTION

The property consists of a first floor restaurant with ancillary storage on the second floor. The property is fully fitted as an operational restaurant.

### ACCOMMODATION

First Floor:: 6,557 sq ft (609.2 sq m)  
Second Floor Storage: 651 sq ft (60.5 sq m)

Total Area: 7,208 sq ft (669 sq m)

All areas are approximate and verification is recommended.

### LEASE

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

The property is held on a 25 year full repairing and insuring lease from 18<sup>th</sup> March 2005 at a current rent of £136,400 per annum (exclusive of rates and other outgoings).

The next rent review date will be 18<sup>th</sup> March 2010.

### 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: £127,000

UBR 2009/10: 48.5p

Rates Payable 2009/10: £61,595

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 with sole agents Hartnell Taylor Cook LLP:-

Contact

**Dominic Tomlinson**  
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Or

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**SUBJECT TO CONTRACT**

Date: April 2009

