

RESTAURANT LEASE FOR SALE

**Unit F3
1st 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 18th March 2005 at a current rent of £136,400 per annum (exclusive of rates and other outgoings).

The next rent review date will be 18th 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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SUBJECT TO CONTRACT

Date: April 2009



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