

RESTAURANT LEASE FOR SALE

20 PRINCE OF WALES ROAD
NORWICH
NR1 1LB



LOCATION

The property is located on the busy Prince of Wales Road in Norwich, an established leisure circuit within close proximity to Anglia Television Studios.

Surrounding occupiers include Chicago Rock Cafe, The Prince Of Wales Public House, Pams Nightclub, Taste Buds Restaurant, Krasadis Greek Taverna, Prince Of India and Hong Kong Chinese Restaurant.

DESCRIPTION

The property comprises a ground floor restaurant with 45 covers. The accommodation is fully fitted as an operational restaurant.

ACCOMMODATION

Ground Floor: 1,247 sq ft (115.88 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 the existing fixtures and fittings.

The property is held on a 25 year full repairing and insuring lease from 3rd February 2004, subject to 5 yearly rent reviews at a current rental of £25,000 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:	£21,750
UBR 2009/10:	48.5p
Rates Payable 2009/10:	£10,548.75

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
Direct Dial: 020 7788 3814
e-mail: dominic.tomlinson@htc.uk.com

Or

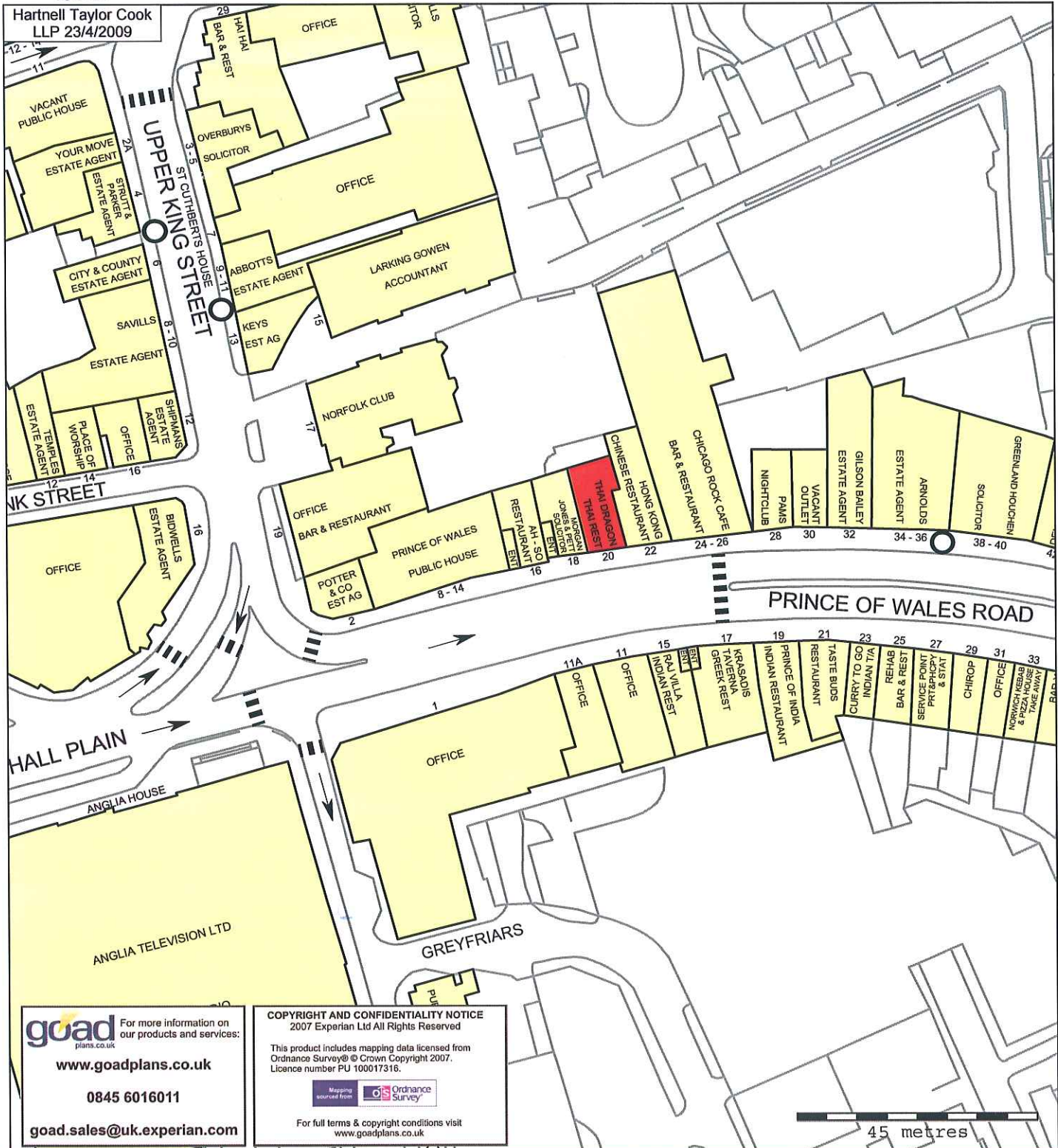
Charlotte Horwitz
Direct Dial: 020 7788 3826
e-mail: charlotte.horwitz@htc.uk.com

SUBJECT TO CONTRACT

Date: April 2009



Norwich



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