

## RESTAURANT LEASE FOR SALE

RIVERSIDE LEISURE QUARTER  
3B WHERRY ROAD  
NORWICH  
NR1 1WS



### LOCATION

Situated in the popular Riverside Leisure Quarter on the banks of the River Wensum, adjacent to Norwich city centre.

The Riverside Leisure Quarters is Norwich's main leisure destination and nearby occupiers include Odeon Cinemas, Hollywood Bowl, Fitness First, Blue, Lava Lounge, Lloyds Frankie & Benny's, Chiquito's, Bella Italia, Old Orleans and Nando's.

The Riverside Quarter also includes Carrow Road Stadium, home to Norwich City Football Club, a retail park, supermarket, luxury residential apartments, Norwich's main railway station and indoor swimming pool.

### DESCRIPTION

The property comprises of a ground floor fully fitted operational restaurant with additional ancillary accommodation.

### ACCOMMODATION

Ground Floor: 4,909 sq ft (456 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 existing fixtures and fittings.

The property is held on a 25 year full repairing and insuring lease from 26<sup>th</sup> August 2003, subject to 5 yearly rent reviews at a current rent passing of £80,000 per annum (exclusive of rates and other outgoings). The 2008 review is currently under negotiation.

### 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: £85,000

UBR 2009/10: 48.5p

Rates Payable 2009/10: £41,225

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 agents Hartnell Taylor Cook LLP:

Contact-

**Dominic Tomlinson**

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**SUBJECT TO CONTRACT**

Date: April 2009



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