



The Curry King

Leasehold

Premium Offers in the Region of £50,000

The Curry King, 5 Jordans Yard, Cambridge, Cambridge, CB2 1UG

AT A GLANCE

- Prime central Cambridge fully fitted licensed restaurant
- High footfall location
- Ground and first floor trading areas c 70+ covers
- Turnkey licensed restaurant with established trade
- Experienced operators only
- New 12-15 year FRI lease available from Private Landlord
- Fully fitted commercial kitchen and extraction
- Genuine retirement sale
- Rental offers invited in excess of £50,000 pax

Viewing And Further Information

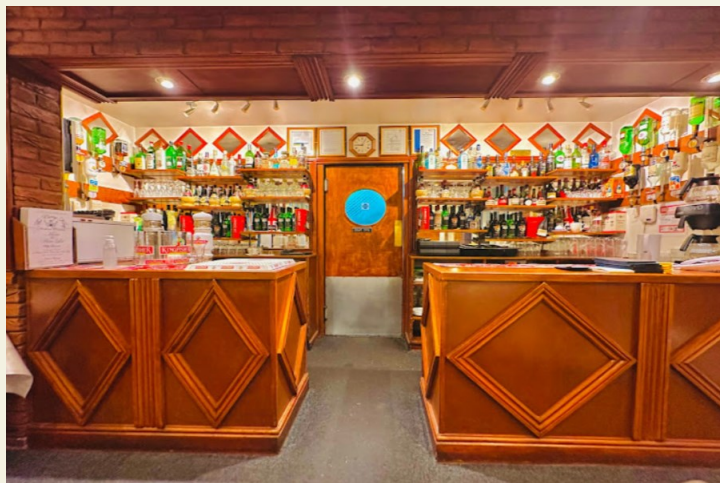
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PROPERTY

The Curry King occupies a modern two-storey, brick-built building just off the busy thoroughfare of Bridge Street in central Cambridge.

The restaurant is located at ground floor and first floor level and is open-plan, with a serving counter to the rear and tables providing in the region of 70+ covers.

A dedicated bar servery operates to the rear of the main restaurant on the ground floor and to the rear of the trade area is a well-appointed commercial trade kitchen with commercial extraction. Storage is provided to the front with under stairs cupboards.

The 1st floor provides additional dining area for c 40 covers, with vaulted ceiling and dual aspect windows. Internal staircase provides good fire escape access for staff and customers.

A further bar servery and dumb waiter is provided with direct access to the ground floor trade kitchen. WC's are located to the rear.

External storage units are located off Blackmoor Head Yard.

WC for customers is provided at 1st floor level along with staff WC.

PLANNING

The Local Planning Authority is Cambridge City Council. [Cambridge City Council](#)

UTILITIES

- Property type- Restaurants and Cafes/Drinking Establishments/Takeaways
- Total floor area- 132 square metres
- Main heating fuel- Grid Supplied Electricity
- Building environment- Air Conditioning
- Energy Rating- 41 (B)

MEASUREMENTS

Total building footprint 196 ft². Total site area is .004 acres. *All measurements are approximate and taken from digital mapping systems

THE BUSINESS

Central Cambridge fitted restaurant with fitted kitchen and commercial extraction, with 5* EHO rating, operating as successful Indian restaurant and take away, Curry King.

The business has a loyal customer base, although is suitable for a variety of different trading formats given the flexible trading space and central location.

This is a genuine retirement sale as the current owners have operated successful restaurants for over 60 years.

RATES & CHARGES

The current rateable value is £15,750 (1st April 2023 to present).

TENURE

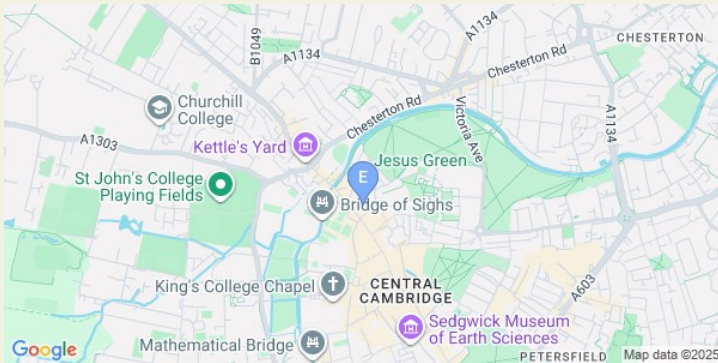
Rental offers invited in the excess of £55,000 pax. A new 12-15 year FRI lease, outside the L&T Act, subject to 3 yearly rent reviews with cap & collar index linked reviews (2 & 4%).

6 months' rent deposit will be required, if under a limited company, or less with a personal guarantee, with rent payable monthly in advance. A non-assignment period for 3-5 years and explicit assignment provisions.

PREMIUM

Premium offers sought in Excess of £50,000, excluding concessions. Stock payable in addition.

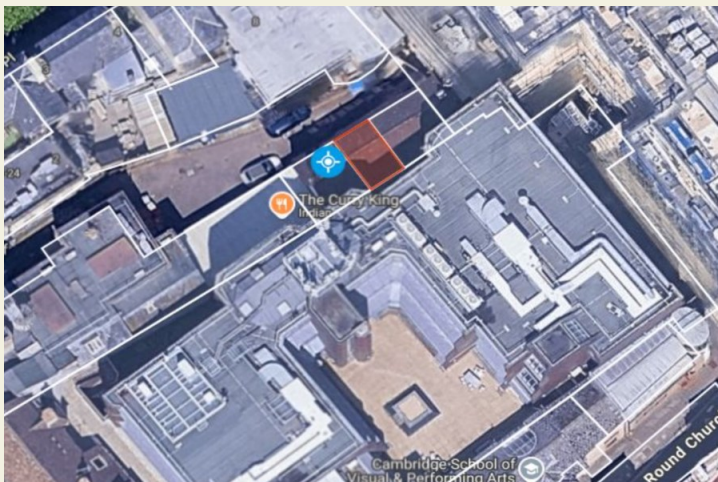




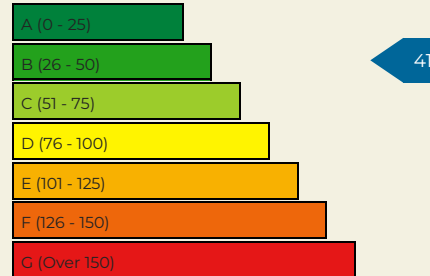
LOCATION

The Curry King is situated just off Bridge Street, a busy thoroughfare in the heart of Cambridge. It is within easy walking distance of historic colleges, retail centre, vibrant pubs and restaurants.

Jordan's yard provides direct access to the newly expanded Park Street Car Park and newly developed Staycity Aparthotel. The redevelopment project includes 229 bedrooms, a public courtyard, and a triple-basement car park with a capacity of 225 spaces, 26 of which will incorporate EV charge points.



EPC



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