



Location

Located in the Eden Shopping Centre in the heart of High Wycombe

The Eden Shopping Centre is a popular retail and leisure destination point and hosts a number of leisure and restaurant operators including a 22 lane Hollywood Bowl, 12 screen Odeon Cinema, Zizzi, Wagamama, Pizza Express and Subway. Other major occupiers in the scheme include Marks & Spencer, House of Fraser, H&M and Gap.

HIGHLIGHTS

- + Established shopping centre in the heart of High Wycombe
- + Adjacent to a 22 lane Hollywood Bowl, 12 screen Cineworld and Yo Sushi restaurant
- + Accommodation at first floor as part of the Eden Shopping Centre
- + GIA approx. 445 sq m (4,788 sq ft)

Description

The restaurant comprises the first floor of the Eden Shopping Centre with a full height glazed frontage.

Accommodation

The premises are configured to provide accommodation over first floor and mezzanine levels. When trading, the first floor was laid out to provide a variety of tables and seating for circa 94 covers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar and disabled toilet. The mezzanine provides additional seating for circa 60 covers and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal areas.

Ground Floor	445 sq m (4,788 sq ft)
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16. FORMER FRANKIE & BENNY'S, HIGH WYCOMBE

Unit R1, Eden Shopping Centre HP11 2DB

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Tenure

Held for a term of 25 years from 13 March 2008 at a current rent of £132,380 per annum subject to an upwards only review on 13 March 2023 and five yearly thereafter. The lease benefits from a tenant break option on 13 March 2023. The most recent annual service charge is £28,931.

Rateable Value

2017 £90,700

EPC

An EPC is in the course of preparation.

Viewings

The unit is currently closed so all viewings must be arranged by prior appointment via the sole selling agents Savills.

Photography

Please note that the photography included within the brochure was taken whilst the premises were still trading. The property has since ceased trading so all signage and any external furniture has been removed from the premises.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Fixtures & Fittings

Most loose fixtures and fittings have been removed from the property. This includes all loose tables and chairs, some bench seating and certain items of kitchen equipment. All branded signage have been removed from the property but should any items remain on site then they are not permitted for use by the incoming occupier.

VAT

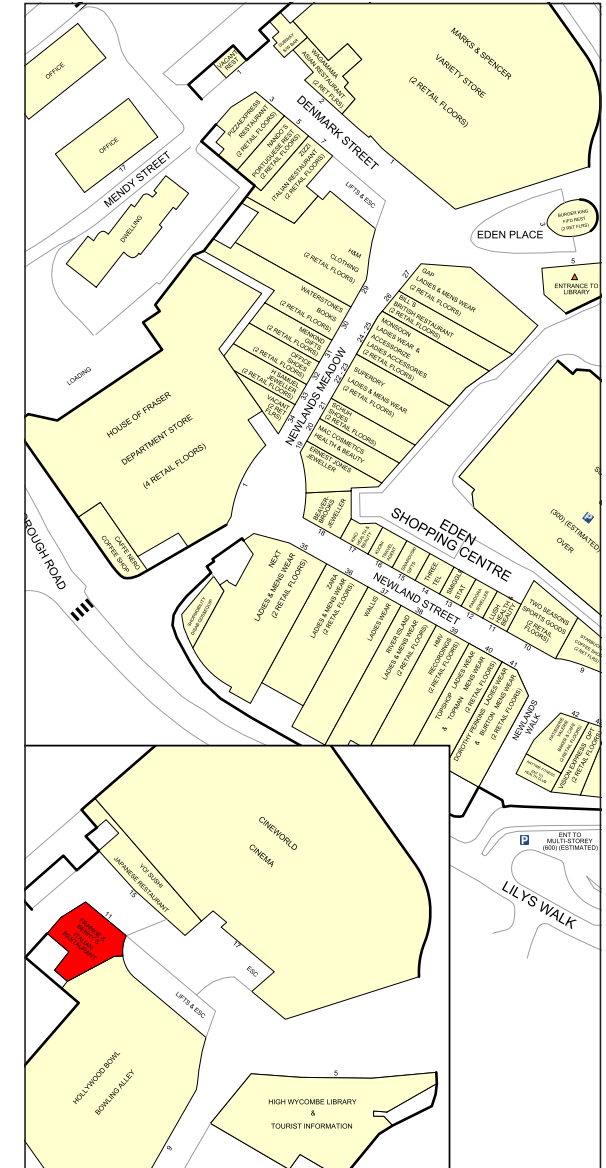
All figures quoted are exclusive of VAT.

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