



Location

Located in the heart of Hatfield town centre within the Galleria retail and leisure scheme, which hosts a number of national leisure operators and is anchored by a 12 screen Odeon cinema.

The Galleria is a popular destination point with over 80 retail outlets and a number of restaurant brands including Harvester, Pizza Express, Nando's, Frankie & Benny's, Prezzo, Burger King and McDonalds.

HIGHLIGHTS

- + Established designer retail outlet in the centre of Hatfield
- + Adjacent to Burger King, Prezzo, Frankie & Benny's and McDonald's
- + Extremely high quality of fit out
- + Located just off the A1
- + GIA approx. - 339 sq m (3,647 sq ft)

Description

The restaurant comprises a unit on the ground floor of the leisure scheme with a full height glazed elevation. There is customer seating located to the front of the unit within the public walkway.

Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 125 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal areas.

Ground Floor	339 sq m (3,647 sq ft)
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Tenure

Held for a term of 25 years with effect from 1 March 2009 at a current rent of £110,640 per annum subject to an upwards only review on 1 March 2019 and five yearly thereafter. The rent is calculated by way of a base rent with an additional turnover top up. The lease benefits from a tenant break option on 1 March 2024 upon at least six months previous written notice. The most recent annual service charge was £44,191.

Rateable Value

2017 £102,000

EPC

An EPC is in the course of preparation.

Viewings

All viewings must be arranged strictly by appointment with the sole agents Savills and under no circumstances should any direct approach be made to any staff members.

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

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

VAT

All figures quoted are exclusive of VAT.

Contacts

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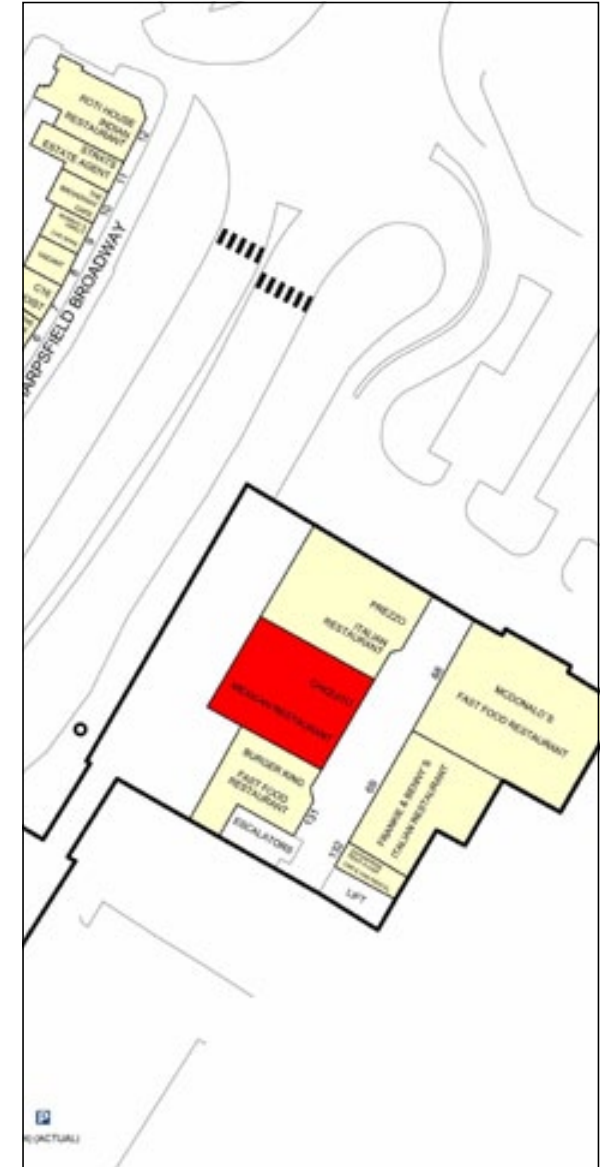
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