

Potential
to split



Location

Located to the east of Nottingham city centre within the 205,000 sq ft Victoria Retail Park, which hosts a number of national retail operators and is anchored by B&Q.

Victoria Retail Park is a popular scheme with public transport links nearby and hosts a number of restaurant brands and retailers including M&S Foodhall, Boots, Next and Argos as well as being opposite Morrisons.

HIGHLIGHTS

- + Established retail and leisure scheme near Nottingham
- + Adjacent to Costa Coffee, McDonald's, Greggs and Subway
- + External trade areas
- + Potential to split subject to consent
- + GIA approx. 372 sq m (4,000 sq ft)

Description

The restaurant forms part of a single storey steel framed building with glazed and wood clad elevations beneath a flat roof. Externally there is a seating terrace to the front and side elevations.

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 192 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	375 sq m (4,000 sq ft)
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35. FRANKIE & BENNY'S, NOTTINGHAM
Victoria Retail Park NG4 2PE

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Tenure

Held for a term of 25 years with effect from 17 May 2013 at a current rent of £114,000 per annum subject to an upwards only review on 16 May 2023 and five yearly thereafter. The lease benefits from a tenant break option on 16 May 2028 upon at least six months previous written notice. The most recent annual service charge was £3,464.

Rateable Value

2017 £97,500

EPC

C-54

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

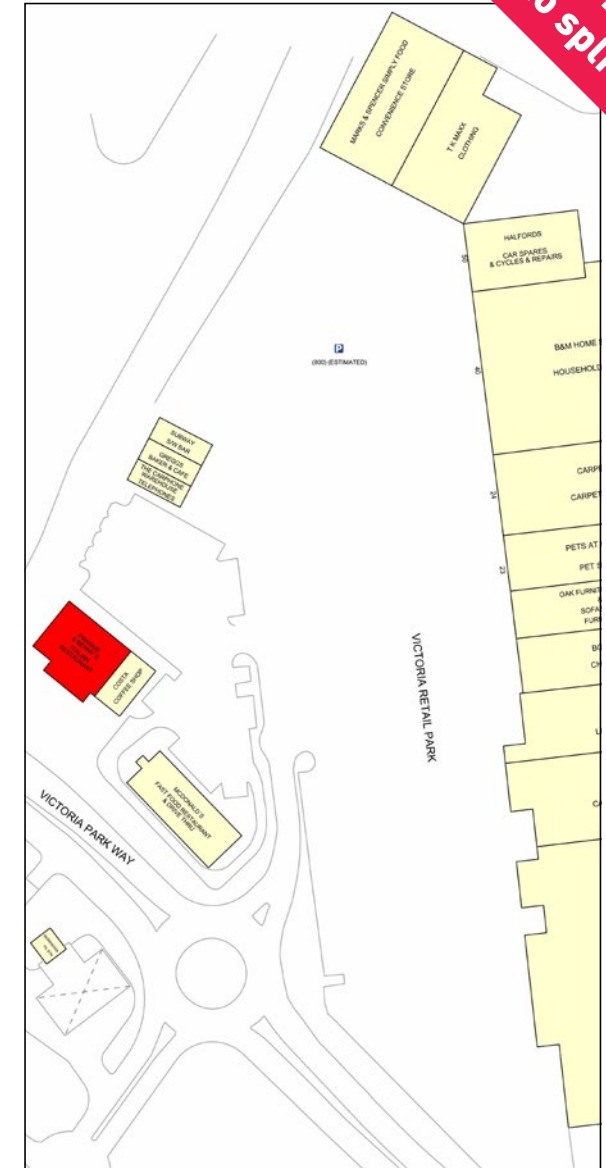
All figures quoted are exclusive of VAT.

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