



## Location

Located in Rushden Lakes Shopping Park to the north of Rushden Lakes which hosts a number of leisure and retail operators including Next, Costa, and Primark.

Rushden lakes Shopping Park has been extended to the east with units let to a number of leisure operators including a 14 screen Cineworld cinema, Flip out, Rock Up, Paradise Island and 360. A number of food and beverage operators are also present including Wagamama, Nando's, Zizzi, Wildwood and Pizza Express. Visitor numbers for the first year ending in July 2018 recorded 4.5 million people.

## HIGHLIGHTS

- + Established leisure and retail park
- + Nearby occupiers include Cineworld, TGI Fridays, Nando's, Wagamama and Five Guys
- + Accommodation at ground floor level
- + Shell unit with capped services
- + GIA approx. - 372 sq m (3,999 sq ft)

## Description

The restaurant comprises a single storey steel framed building with full height glazing to the front and side elevations. External seating is permitted to the front and side elevations.

## Accommodation

The premises are configured to provide accommodation at ground floor level only. Internally the property will be provided in shell condition with capped services.

## Approximate Floor Areas

The property has the following approximate gross internal areas.

<b>Ground Floor</b>	372 sq m (3,999 sq ft)
---------------------	------------------------

## 38. PROPOSED FRANKIE AND BENNY'S, RUSHDEN LAKES

Unit L13, Rushden Lakes Shopping Park, Rushden NN10 6FA

savills

## Tenure

Held for a term of 25 years from 24 February 2019 at a current rent of £150,000 per annum subject to an upwards only open market rent review on 24 February 2024 and five yearly thereafter. The lease benefits from a tenant break option on 24 February 2034 upon at least 6 months previous written notice. The service charge is to be confirmed.

## Rateable Value

The rateable value is currently being assessed.

## EPC

An EPC is in the course of preparation.

## Viewings

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

## Photography

Please note this unit is currently closed. All images included within this brochure are for indicative and illustrative purposes only.

## Branding

The trading name and any branded items are not being included with the property.

## VAT

All figures quoted are exclusive of VAT.

## Contacts

**James Plaistow**

**Tel** 020 7535 3338

**Mob** 07807 999654

**Email** james.plaistow@savills.com

**Stuart Stares**

**Tel** 020 7299 3088

**Mob** 07807 999841

**Email** sstares@savills.com

**Important Notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



## 38. PROPOSED FRANKIE AND BENNY'S, RUSHDEN LAKES

Unit L13, Rushden Lakes Shopping Park, Rushden NN10 6FA

savills