

Potential
to split



Location

Located on the edge of Feltham town centre within the Leisure West scheme which hosts a number of national leisure operators and is anchored by a 14 screen Cineworld cinema.

Leisure West is a popular destination point and hosts a number of restaurant and leisure operators including Frankie & Benny's, Pizza Hut, Burger King, Cineworld, Gala Bingo and Tenpin.

HIGHLIGHTS

- + Established scheme on the edge of Feltham town centre
- + Adjacent to Cineworld, Buzz Bingo, Tenpin, Frankie & Benny's, Pizza Hut, Burger King and The Gym
- + Unit arranged over ground and mezzanine level
- + Potential to split the unit or convert to a drive thru subject to consent
- + GIA approx - 560 sq m (6,026 sq ft)

Description

The restaurant comprises a detached single storey steel framed building of rendered and brick elevations beneath a pitched roof. Externally there is a seating terrace to the front elevation.

Accommodation

The premises are configured to provide accommodation at ground and mezzanine floor levels and are laid out to provide a variety of tables and seating for circa 187 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal areas.

Ground Floor	407 sq m (4,380 sq ft)
First Floor	153 sq m (1,646 sq ft)
Total	560 sq m (6,026 sq ft)

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Unit E Leisure West, Air Park Way TW13 7EF

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Tenure

Held for a term of 25 years from 25 March 1997 at a current rent of £128,275 per annum. The most recent annual service charge was £15,722.

Rateable Value

2017 £104,000

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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