



PMCD RETAIL

SHOPS & RESTAURANTS

NEW RESTAURANT INSTRUCTION BOURNE END

**BOURNE END MARINA
WHARF LANE
BOURNE END, SL8 5RU**

FITTED RESTAURANT PREMISES IN ELEVATED RIVERSIDE LOCATION TO LET

APPROX 200.9 M² (2,162 FT²) PLUS BALCONY SEATING AREA OF *930 FT²(*due to be extended)

LOCATION

The property is located in the centre of the exclusive Bourne End Marina development adjacent to high end town houses and apartments, on the National Thames Path and opposite the busy Bounty bar/restaurant. The premises overlooks the River Thames affording excellent panoramic views especially from the integral balcony seating areas. Bourne End town centre, within a short walk of the marina, is located between Marlow, Maidenhead and Cookham and is easily accessible from the M4 and M40 motorways via the A404 link road.



DESCRIPTION

A fitted restaurant comprising 1st floor trading (approx 70 covers) accessed via attractive timber stairs (or passenger lift), with large bi-folding windows leading to "wrap around" balconies (approx 65 covers currently) with excellent views over the River Thames. Fitted kitchen, bar area, disabled wc and seating at first floor with unisex wcs, office/storage/fridge room at Ground floor. There is an on-site shared car park for approx. 22 cars. The following approx gross internal areas apply:

First floor:

Trading/kitchen/WC: 167 m² (1,797 ft²)

Ground floor:

Utility/office: 22.9 m² (246 ft²)

Unisex WCs: 11 m² (119 ft²)

The landlord is constructing an extension to the balcony to create space for 80+ covers. The new balcony will have a canopy and the timber balustrade will be replaced by glass panels.

TERMS

A new lease is available on terms to be agreed at a rent of £60,000 per annum exclusive.

VAT

We are advised that VAT is payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Rating D (99)

BUILDING INSURANCE

Approx annual premium for year ending 31 December 2019: £1,940 + VAT

SERVICE CHARGE

Estimated service charge for year ending 31 Dec 2019: £1,630 + VAT

RATES

The current Rateable Value assessment is being appealed.

VIEWING

By appointment with PMCD Retail

Contact: Dan Collins

Email: dan@pmcd.co.uk

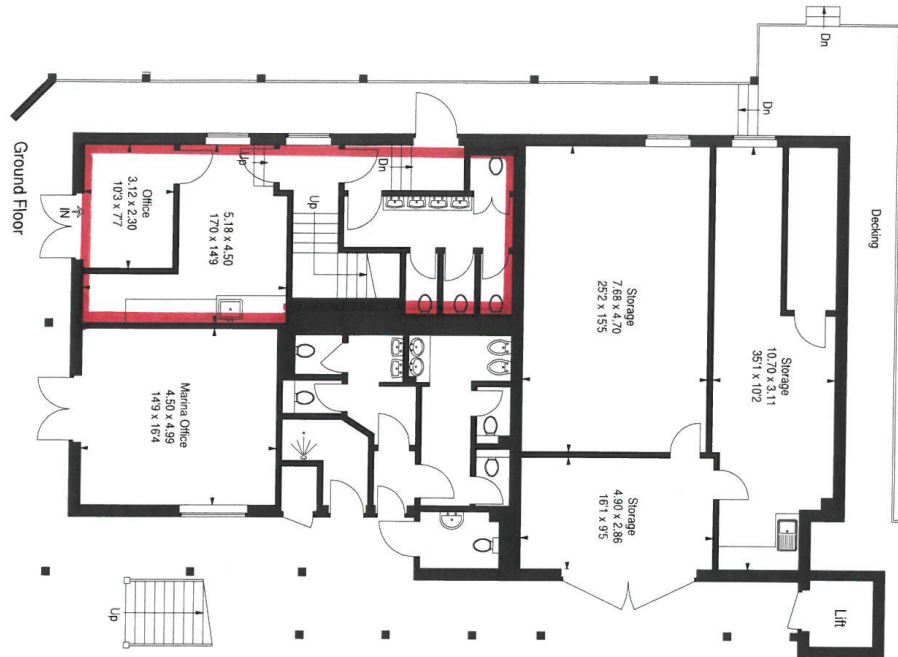
Direct Tel: 01494 683643

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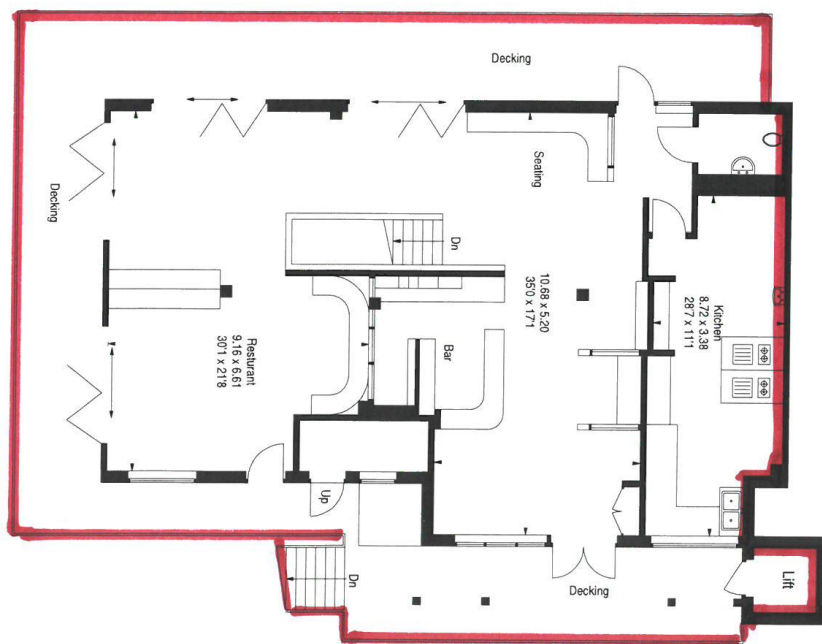


Bourne End Marina, Wharf Lane, Bourne End, Bucks, SL8 5RR

Approximate Gross Internal Area = 276 sq m / 2971 sq ft
Storage = 85 sq m / 915 sq ft
Lift = 6 sq m / 64 sq ft
Total = 367 sq m / 3950 sq ft

FLOORPLAN © 2013 0845 5344080 Ref: 120650
This plan is for general guidance only. Dimensions are given in accordance with RICS guidelines. We do not claim to scale unless stated. Windows & door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions, steps & compass bearings before making any decisions relating to them.

First Floor



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