

**RESTAURANT KIOSK UNIT TO
LET ON TEMPORARY LEASE****UNIT 7, STEVENAGE
LEISURE PARK
STEVENAGE****LOCATION**

Stevenage Leisure Park is centrally located within the town sitting next to the railway station. The park is situated on the A602, the main arterial route through the town. The park comprises 195,000 sq ft of leisure accommodation incorporating a multiplex cinema, bowling alley, health club, bar and 10 restaurants. The park benefits from a generous 1,330 car parking spaces.

Existing tenants include **Cine UK, David Lloyd, Hollywood Bowl, Nandos, McDonalds, Prezzo, Frankie & Benny's, Ask, Chiquito** and **Coast to Coast** which opened recently.

ACCOMMODATION

The premises are arranged over ground only and comprise the following approximate net internal area:-

Ground Floor	1,113 sq ft	(103.40 sq m)
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LEASE TERMS

A short lease for a term of 3 years with a landlord's rolling option to break on the giving of three months notice.

RENT

Quoting rent £22,000 per annum.

PLANNING

We understand the premises have A3 planning consent.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

VAT

All figures referred to are exclusive of VAT (if applicable).

RATES

We have been informed that the premises are currently assessed as follows:

Rateable Value:	£38,750
Rates Payable (2013/14):	£18,251
UBR (2013/14)	£0.471

VIEWING

Strictly by appointment through:-

Nick Goodman

☎ 020 7312 7432

nick.goodman@montagu-evans.co.uk

Elena Walker

☎ 020 7312 7405

elena.walker@montagu-evans.co.uk



UNIT 7
AVAILABLE