

Potential  
to split



## Location

Located in the heart of Sutton Coldfield's south west suburbs in the Princess Alice Retail Park which hosts fifteen national retailers.

The Princess Alice Retail Park is a well connected development which hosts a number of national occupiers including Greggs, KFC, Costa, M&S Simply Food, Boots and Bannatayne Heath Club.

## HIGHLIGHTS

- + Established 130,000 sq ft retail and leisure park close to Sutton Coldfield
- + Nearby occupiers include KFC, Subway, M&S and Tesco Extra
- + Potential to split the unit or convert to a drive thru subject to consent
- + Prominent roadside location
- + GIA approx. 436 sq m (4,691 sq ft)

## Description

The restaurant comprises a detached two storey steel framed building beneath a flat 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 144 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, and thermostatically controlled beer cellar and mezzanine level providing staff facilities and customer toilets.

## Approximate Floor Areas

The property has the following approximate gross internal areas.

<b>Ground Floor</b>	340 sq m (3,661 sq ft)
<b>Mezzanine</b>	96 sq m (1,030 sq ft)
<b>Total</b>	<b>436 sq m (4,691 sq ft)</b>

**43. FRANKIE & BENNY'S, SUTTON COLDFIELD**  
22 Princess Alice Drive B73 6RB

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## Tenure

Held for a term of 25 years with effect from 5 October 2015 at a current rent of £129,500 per annum subject to an upwards only review on 5 October 2020 and five yearly thereafter. The lease benefits from a tenant break option on 5 October 2035 upon at least six months previous written notice. The most recent annual service charge was £8,450.

## Rateable Value

2017    £120,000

## EPC

A-21

## 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

**Chris Bickle**

**Tel** 023 8071 3943

**Mob** 07807 999504

**Email** cbickle@savills.com

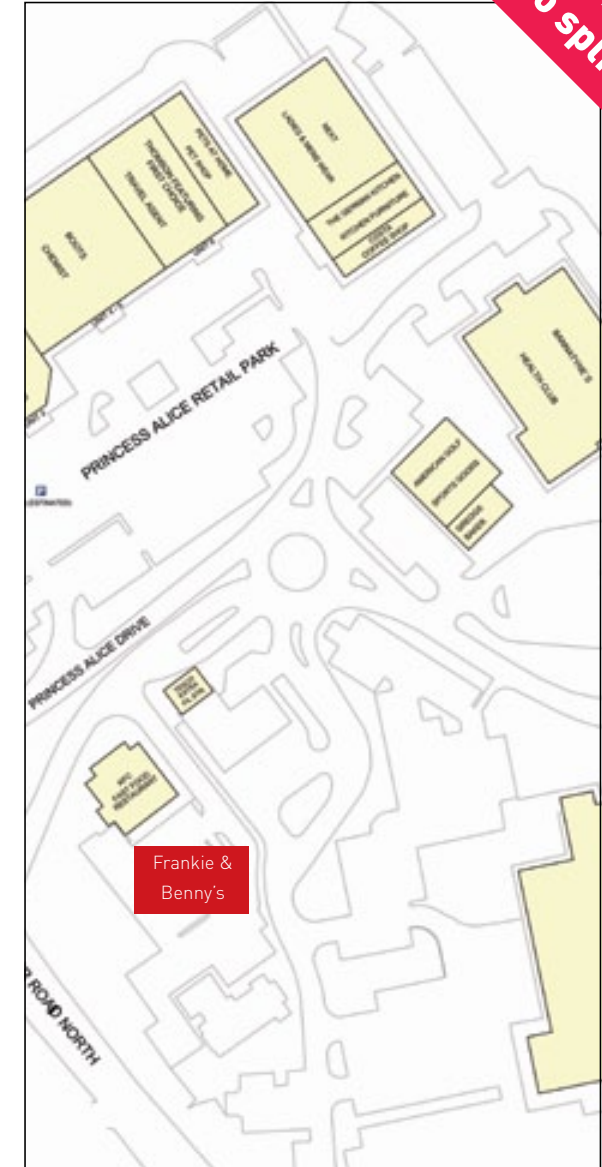
**Stuart Stares**

**Tel** 020 7299 3088

**Mob** 07807 999841

**Email** sstares@savills.com

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