



Location

Located within Jarman Square Leisure Park, surrounded by suburban areas just east of the town centre and accessed from the A414.

Within the same leisure park are a number of mixed use operators including Cineworld, The Gym, XC Sports Centre, Tesco, Nando's, Bella Italia, Frankie and Benny's and the Pomel Horse (Hungry Horse).

HIGHLIGHTS

- + Prime leisure park location
- + Adjacent to Nando's, Bella Italia and a 17 screen Cineworld cinema
- + Extremely high standard of fit out
- + Well configured accommodation
- + GIA approx. - 516 sq m (5,554 sq ft)

Description

The unit is situated on the ground floor of a single storey steel framed building with a full height glass facade. An external dining terrace is situated to the front elevation.

Accommodation

The premises are configured to provide accommodation all at ground floor level. When trading the unit was laid out to provide a variety of tables and seating for circa 210 covers. Ancillary accommodation includes a catering kitchen with prep area, walk in fridge and freezer, thermostatically controlled beer cellar, customer toilets, disabled toilets, store cupboards, staff facilities and a managers office.

Approximate Floor Areas

We have not physically measured the property but have been provided with floor areas which have revealed that the premises have the following approximate gross internal areas.

Ground Floor	516 sq m (5,554 sq ft)
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24. FORMER COAST TO COAST, HEMEL HEMPSTEAD

Unit 6/7, Jarman Square Leisure Park HP2 4JW

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Tenure

Held for a term of 25 years with effect from 15 January 2015 expiring on 14 January 2040 at a rent of £165,000 per annum subject to an upwards only rent review on 15 January 2020 and five yearly thereafter. The lease benefits from a tenant break option on 15 January 2030 upon at least 6 months prior written notice. The most recent annual service charge was £20,307.

Rateable Value

2017 £155,000

EPC

B-49

Viewings

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

Photography

Please note that the photography included within this brochure was taken whilst the premises were still trading. The property has since ceased trading so all signage and any external furniture has been removed from the premises.

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

Most loose fixtures and fittings have been removed from the property. This includes all loose tables and chairs, some bench seating and certain items of kitchen equipment. All branded signage has been removed from the property but should any items remain on site then they are not permitted for use by the ingoing occupier.

VAT

All figures quoted are exclusive of VAT.

Contacts

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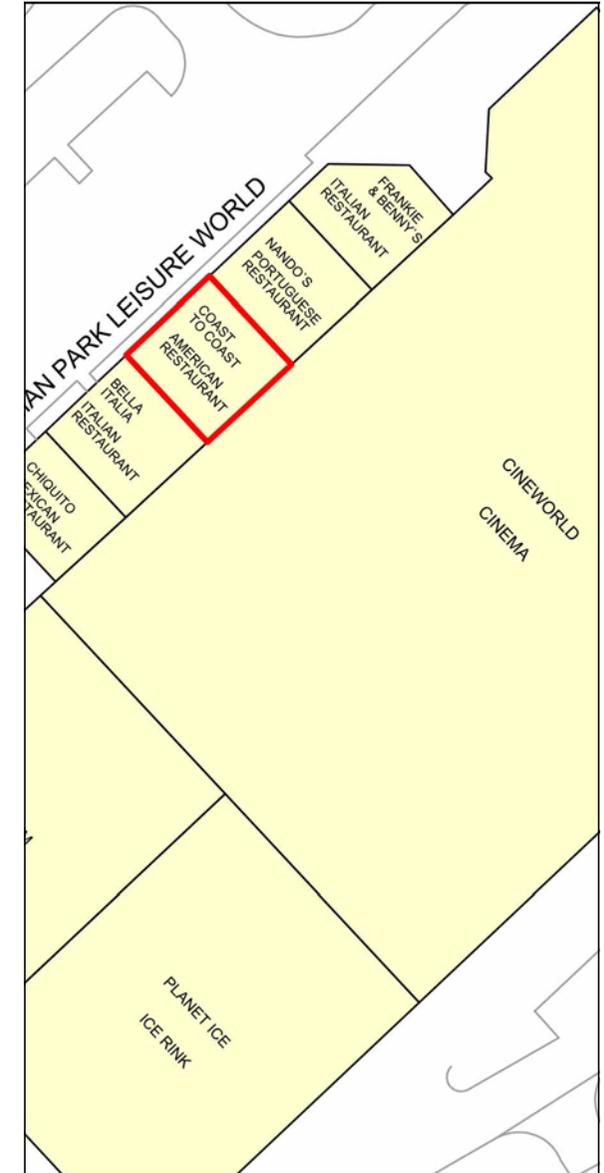
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