



## Location

Located in the Cardiff Bay area, immediately to the south of the city centre.

The unit forms part of the Dunleavy Drive retail park which is a mixed use commercial scheme where other occupiers include Majestic Wines, Papa Johns, Fit 4 Less, The Green Giraffe Childrens Day Nursery and a Starbuck Drive Thru. Other retailers nearby include Asda and Aldi with the Cardiff Bay Retail Park also within close proximity where occupiers include Argos, Boots, Sports Direct, McDonalds, Wilko, Blacks and JD Sports.

## HIGHLIGHTS

- + Attractive Cardiff Bay location
- + Nearby occupiers include Majestic Wines, Papa Johns, Fitness 4 Less, Starbucks and the Green Giraffe Day Nursery
- + Established commercial location
- + Close proximity to Asda and Aldi food stores and the Cardiff Bay Retail Park
- + GIA approx. - 375 sq m (4,036 sq ft)

## Description

The restaurant comprises a detached single storey steel framed building with brick elevations beneath a flat roof. The unit occupies a prominent corner location on the park. Externally there is a seating terrace to the front elevation.

## Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for 156 customers. Ancillary accommodation includes a catering kitchen with prep area, walk in fridge and freezer, managers office and customer WC's.

## Approximate Floor Areas

The property has the following approximate gross internal areas.

<b>Ground Floor</b>	375 sq m (4,036 sq ft)
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**6. FRANKIE & BENNY'S, CARDIFF**  
Dunleavy Drive CF11 0SR

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## Tenure

Held for a term of 25 years from the 3 December 2007 at a current rent of £74,250 per annum subject to an upwards only review on 3 December 2022 and five yearly thereafter. The lease benefits from a tenants break option on 3 December 2022 upon at least six months previous written notice. The most recent annual service charge was £8,010.

## Rateable Value

2017    £77,500

## 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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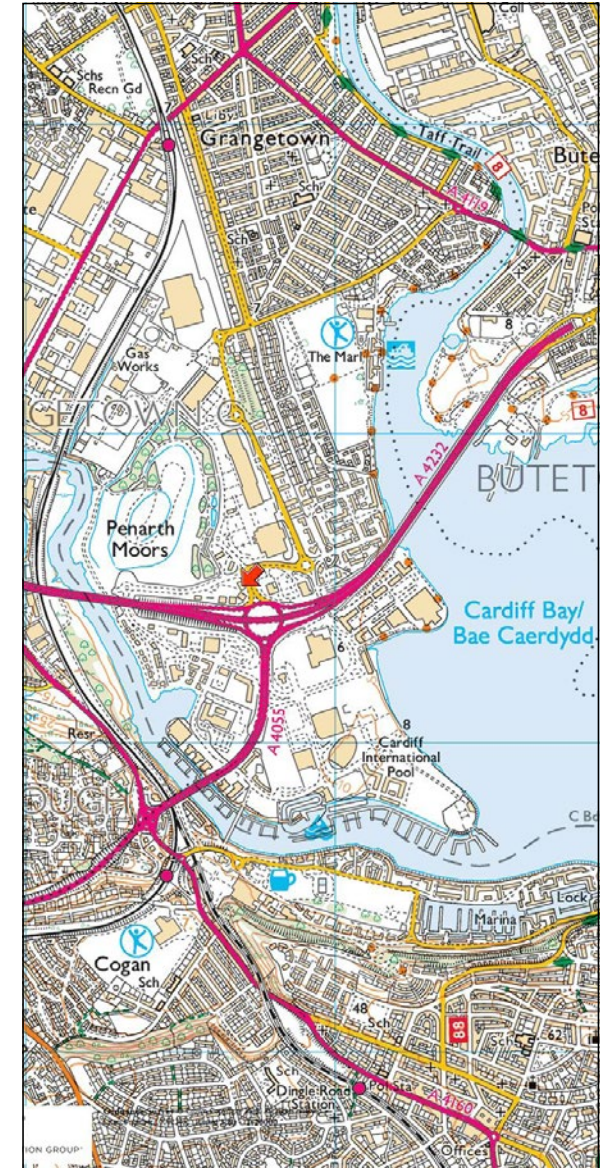
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