

Potential
to split



Location

Located just off the A13 in a leisure park, which hosts a number of leisure and retail operators including a 14 screen Showcase Cinema.

The leisure scheme hosts Big Mo's Diner, Black & White Lounge, Strawberry Fields Day Nursery and the Discovery Centre events/conference venue.

HIGHLIGHTS

- + Prominent leisure park in Barking
- + Adjacent to Showcase Cinema, Discovery Centre and Big Moe's Diner
- + Located just off the A13
- + Potential to split subject to consent
- + GIA approx. - 375 sq m (4,037 sq ft)

Description

The restaurant forms part of a detached single story steel framed building of brick elevations beneath a flat roof.

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 circa 155 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal areas.

Ground Floor	375 sq m (4,037 sq ft)
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3. FORMER FRANKIE & BENNY'S, BARKING

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Tenure

Held for a term of 25 years with effect from 2 June 1997 at a current rent of £81,500 per annum. The most recent annual service charge was £2,500.

Rateable Value

2017 £81,000

EPC

C-70

Viewings

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

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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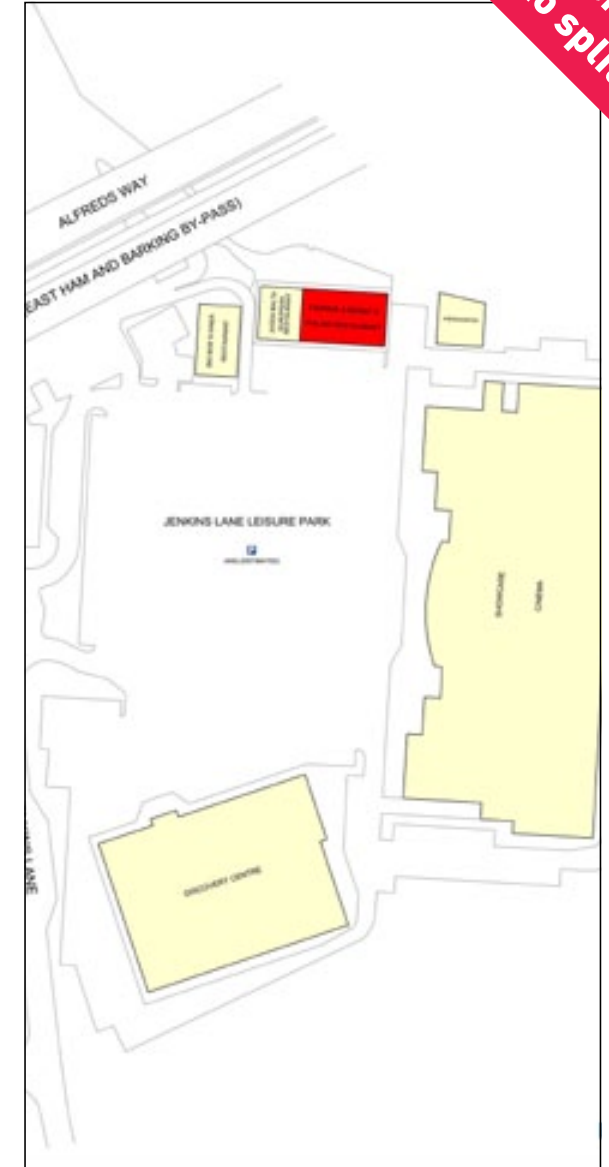
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