

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.

|                     |                        |
|---------------------|------------------------|
| <b>Ground Floor</b> | 375 sq m (4,037 sq ft) |
|---------------------|------------------------|

### 3. FORMER FRANKIE & BENNY'S, BARKING

Jenkins Lane IG11 0AD

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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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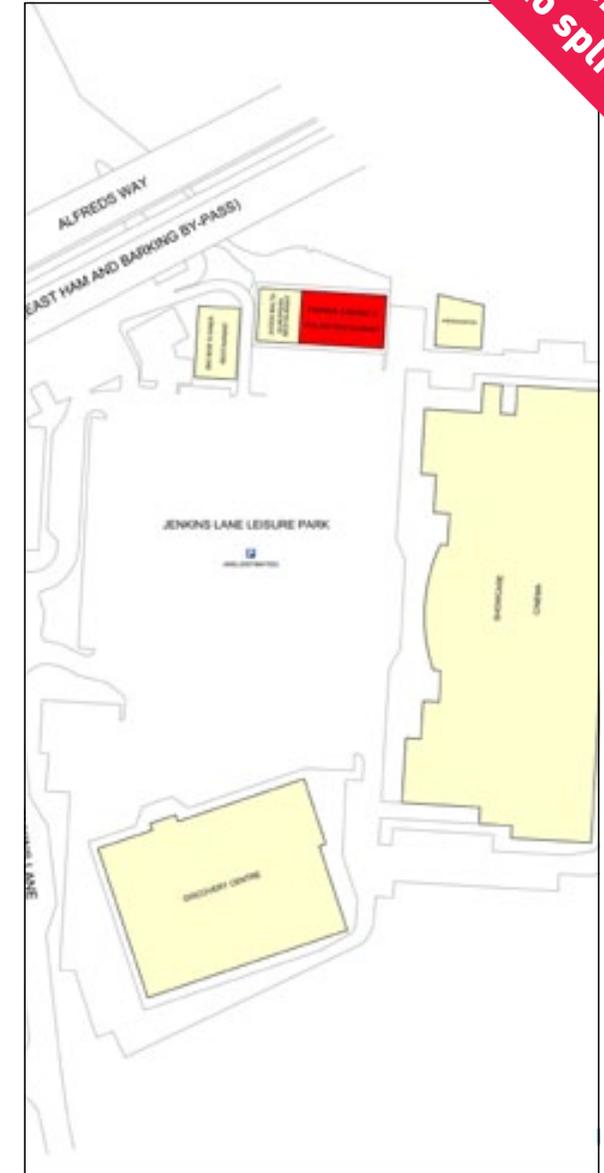
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