



Location

Located 2.4 miles to the south west of the centre of Derby in a prominent roadside location fronting Manor Road (A5111) adjacent to Kennelgate Pet Superstore and the Argosy public house (Mitchells & Butlers).

The surrounding area is a mix of commercial and residential with the Royal Derby Hospital a short distance to the west.

HIGHLIGHTS

- + Freehold available with vacant possession
- + Prominent roadside location fronting Manor Road (A5111)
- + Adjacent to the Argosy pub (Mitchells & Butlers) and Kennelgate Pet Superstore
- + May suit alternative uses subject to consent
- + Customer parking for 33 vehicles

Description

The restaurant comprises a detached single storey building, above basement, of rendered brick construction beneath a pitched and hipped roof behind a parapet wall. Externally there is a seating terrace to the front elevation.

Accommodation

The premises are configured to provide accommodation over ground and basement level and are laid out to provide a variety of tables and seating for circa 110 customers. Ancillary accommodation includes a catering kitchen with prep area and disabled toilet at ground floor level. The basement provides customer toilets, walk in fridge and freezer, office and staff facilities.

12. FRANKIE & BENNY'S, DERBY

Manor Road DE23 6BR

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Tenure

Offers are invited for the freehold interest with vacant possession.

Rateable Value

2017 £68,500

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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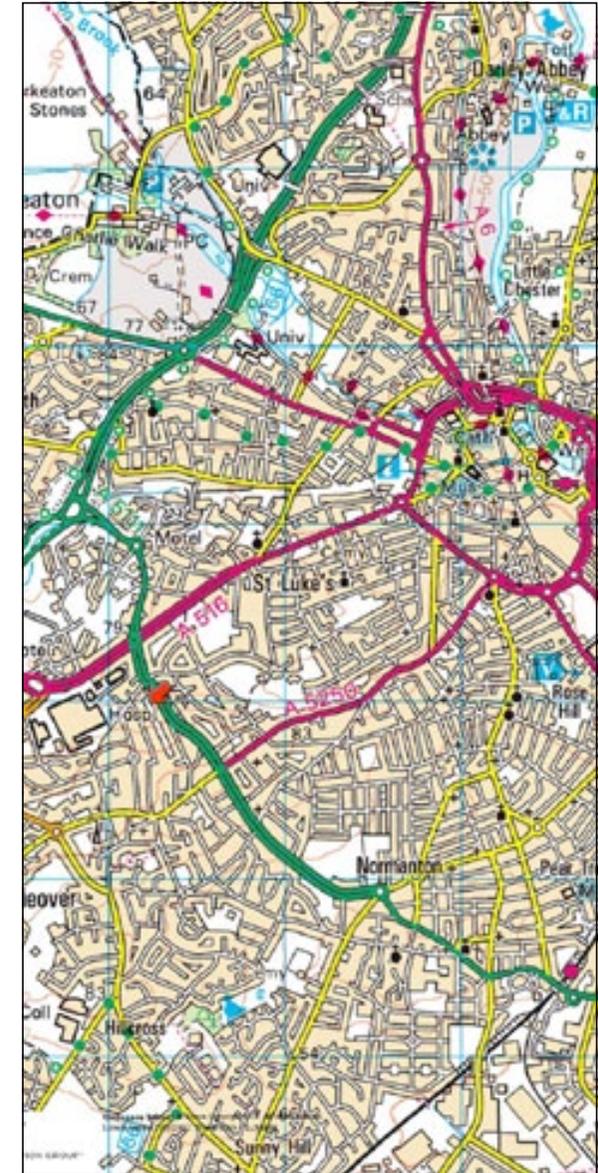
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