



Location

Located in the Leisure World scheme accessed via the adjacent Mountbatten Way to the south west of the city centre and adjacent to a cruise ship terminal.

Leisure World offers a range of operators including a 13 screen Odeon cinema, Oceana nightclub and Grosvenor Casino. Located in a nearby retail park are McDonald's, TGI Fridays and Ed's Easy Diner with IKEA opposite.

HIGHLIGHTS

- + Leisure scheme just outside of the main city centre
- + Adjacent to Oceana, Odeon cinema and Grosvenor Casino
- + Short distance to West Quay shopping centre
- + Potential to split subject to consent
- + GIA approx. - 364 sq m (3,917 sq ft)

Description

The restaurant is situated over the part ground and mezzanine of the larger Leisure World building.

Accommodation

The premises are configured to provide accommodation over ground and mezzanine levels. At ground floor level is a variety of tables and seating for circa 140 customers with ancillary accommodation including a ground floor catering kitchen with prep area and disabled toilet. At mezzanine level is a 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 area:

Ground Floor	268 sq m (2,884 sq ft)
Mezzanine	96 sq m (1,033 sq ft)
Total	364 sq m (3,917 sq ft)

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Leisure World, West Quay Road, S015 1RE

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Tenure

Held for a term of 25 years with effect from 24th June 1997 at a current rent of £63,000 per annum. The most recent annual service charge was £9,091.32.

A new lease may be available with the landlord.

Rateable Value

2017 £72,000

EPC

E-118

Viewings

All viewings must be arranged strictly by appointment with the sole 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

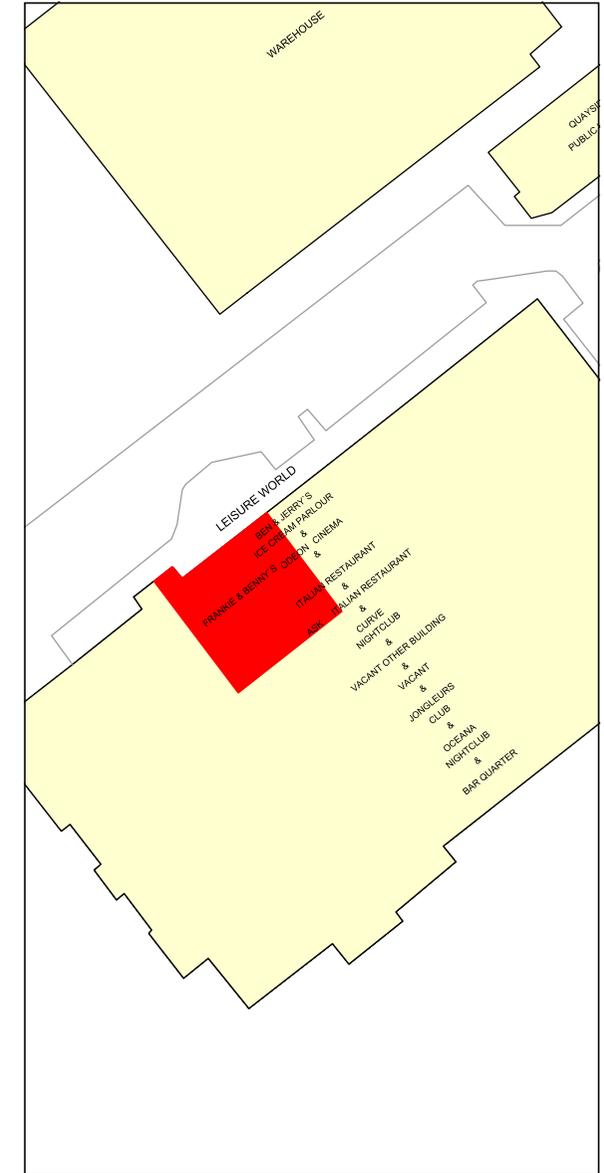
All figures quoted are exclusive of VAT.

Contacts

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