



## Location

Located in the 210,000 sq ft Robin Retail Park, accessed via A577, one mile west of Wigan town centre. The scheme is adjacent to the DW Stadium home of Wigan Warriors and Wigan Athletic.

The Robin Retail Park is a major leisure and retail scheme, anchored by Next. Other retailers include Argos, Sports Direct, Boots and an M&S Foodhall. The Leisure park element offers an 11 screen Empire cinema as well as a range of food and beverage operators including Pizza Hut, Costa and KFC.

## HIGHLIGHTS

- + Established retail and leisure park in Wigan
- + Leisure offering with nearby Empire Cinema
- + Nearby operators include Pizza Hut and Greene King
- + Adjacent to the DW Stadium home of Wigan Warriors and Wigan Athletic
- + GIA approx 372 sq m (4,003 sq ft)

## Description

The restaurant comprises a semi-detached single storey building of stone elevations. Externally there is a seating terrace to the front.

## 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 120 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 area:

<b>Ground Floor</b>	372 sq m (4,003 sq ft)
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**15. FRANKIE & BENNY'S, WIGAN**  
Anjou Boulevard, Robin Retail Park, WN5 0UL

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## Tenure

Held for a term of 25 years with effect from 25th March 1997 at a current rent of £82,320 per annum. The most recent annual service charge was £9,514.28.

A new lease may be available with the landlord.

## Rateable Value

2017 £84,500

## EPC

G-189

## 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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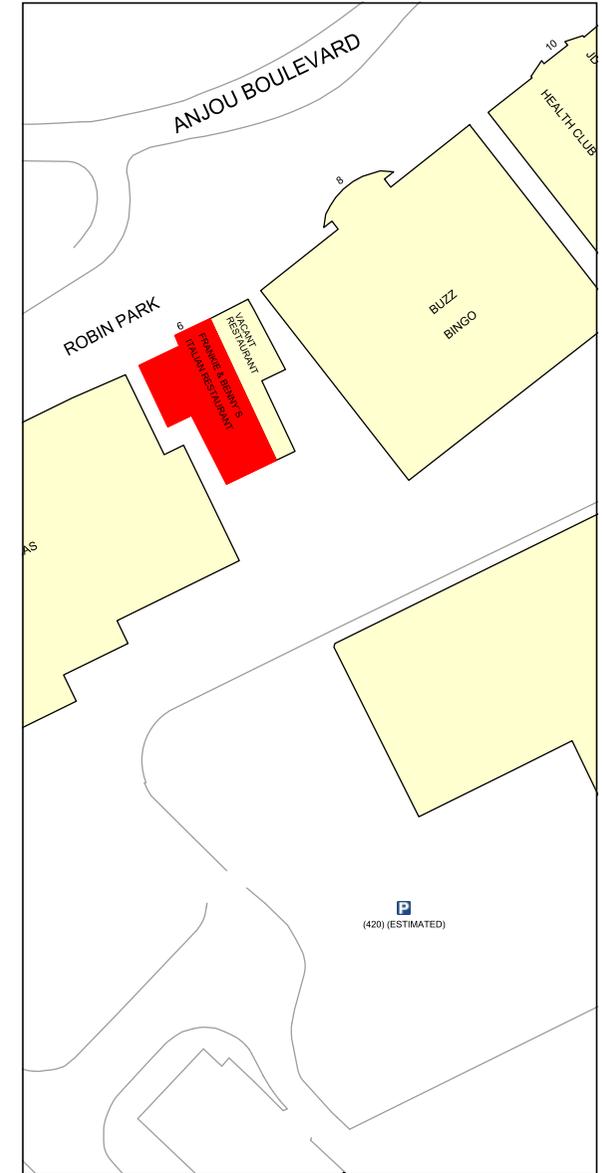
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