

TO LET
(ON NEW LEASE DIRECT FROM THE LANDLORD)

3,647 SQ FT FULLY FITTED RESTAURANT



**RESTAURANT UNIT,
ST DAVID'S WAY, BERMUDA LEISURE PARK, NUNEATON,
CV10 7SD**

- Air Conditioned and fully fitted
- Roadside Frontage
- 150 covers
- Capable of immediate trading
- 37 dedicated parking spaces
- Next to McDonalds, KFC, Odeon Cinema, Nuffield Health, Lakeside Superbowl, Frankie & Benny's and 100 bed Holiday Inn hotel.

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



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LOCATION

The restaurant is prominently situated on St. David's Way in Bermuda Park and is accessed off the A444 dual carriageway which is the main route to the M6 Junction 3 (less than 2 miles south) and Nuneaton town centre (1.5 miles north). Bermuda Park is an approx. 200 acre mixed Business and Leisure Park with existing occupiers including an 8 screen Odeon Cinema, newly rebranded 100 bed Holiday Inn Express Hotel, Nuffield Health Club, recently refurbished KFC , Frankie and Benny's and Lakeside Superbowl. Other major employers on the Park include Jewson's, Unipart, Christian Salvesen, Hanson, Dairy Crest and RS Components, employing in excess of 3000 staff between them.

There is a new 400 home urban village on 24 acres of residential land at the northern end of Bermuda Park with primary access past the Restaurant. We understand that the development is home to approximately 1,500 residents.

DESCRIPTION

The subject premises comprise a 3,647 sq ft purpose-built restaurant building, only 5 years old and used until August 2010, as a Chinese buffet restaurant. The building has a 2,174 sq ft restaurant and bar area, the residue being kitchens, storage, WC's and office. The restaurant is fully fitted with a bar, buffet area, suspended ceiling with spot lighting and a wooden floor. The kitchen, prep area, staff room, dry store, office and Disabled WC / baby change are finished to clean modern standards.

The property enjoys good roadside frontage onto St David's Way and generous customer and staff parking.

The Holiday Inn Express Hotel (with breakfast and bar facilities only), is located directly behind the restaurant, the Odeon Cinema and Lakeside Bowl are a short walk away.

ACCOMMODATION

From measurements taken on site, we calculate the property comprises the following Gross Internal floor areas

Accommodation	Sq Ft	Sq M
Floor area for customers	2,174	202
Floor space factor (per person)	10.764	1
Gross Internal Floor Area	3,647	338.8

PLANNING

The unit was built with the benefit of planning consent for A3 restaurant use but under the general development order change of use to A1 retail or A2 financial and professional services is possible. Interested parties are advised to satisfy themselves as to the validity of such a change of use by reference to the local planning authority.

LICENCE

The previous operator had a full on license.

RATES

Our enquiries made on line indicate the following:

Ratable value: £80,000

Rates payable (2010/2011): £33,120 per annum

Interested parties are advised to verify the figures direct through the relevant local authority.

TERMS

The entire premises are available to let at a quoting rental of £70,000 PAX.

Appropriate incentives maybe available dependant upon length of term and covenant.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in a transaction.

VIEWING AND FURTHER INFORMATION

Viewings strictly by prior appointment:

CONTACT

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Misrepresentation Act:

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.

