

RESTAURANT TO LET



2,165 Sq. Ft. (201 Sq. M.)

Bourne End Marina, Wharf Lane,

BOURNE END

SL8 5RP

RIVERSIDE LOCATION - INTERNAL & EXTERNAL SEATING - C97 COVERS

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Location

Bourne End of situated 2 miles East of the A404 providing access to the M4 & M40 and 3.5 miles from Marlow. Bourne End benefits from rail link to London Paddington. The property is situated in a picturesque location overlooking the River Thames.

Description

The accommodation can be found at first floor level within an attractive riverside property, accessed via stairs and passenger lift. The restaurant benefits from external decking to provide external seating, for circa 30, overlooking the river, open plan restaurant and commercial kitchen.

There is access to a Disabled WC within the restaurant and further toilets at ground floor level. A food prep and walk-in-chiller can also be found at ground floor level as can an external brick built store with power run to it.

Accommodation

	Sq Ft	M2
Restaurant	1,735	161.17
Ground floor food prep	254	23.57
External stores	176	16.34
TOTAL	2,165	201.08

Approx net internal area (NIA)

Terms

Rental £57,000.00 per annum

The unit is available by way of sublease or assignment

of the existing lease. The lease commenced 1st August 2014 on 25 year term with upward only rent reviews each 5th anniversary of the lease. There are no break clauses within the lease term. A c

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT

Business rates

The billing authority is Wycombe District Council

Rateable value: £74,500.00

We suggest that these amounts are verified by contacting the local authority directly. As from the 1st April 2017 qualifying occupiers will benefit from full business rates relief. All interested parties should verify this with the billing authority.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will apply to this transaction

Amenities

- Parking for c20 cars
- Decking overlooking river
- Ground floor store with walk in chiller
- Commercial kitchen
- Open plan restaurant (67 covers), external seating (30 covers)

Energy Performance Rating

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Viewing and further information



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