

RESTAURANT PREMISES

TO LET

**FORMERLY BAMBOO GARDEN  
GEORGE STREET  
HINCKLEY  
LEICESTERSHIRE**



• Restaurant/Bar Severy Area 167.86m<sup>2</sup>(1807ft<sup>2</sup>)

• 60 Covers Approx

• Late Night Licence

• Gas General Heating

• Town Centre Location

• Convenient for Car Parks, Taxi Rank and Bus Station

COMMERCIAL

**Commercial Property Consultants**

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INVESTOR IN PEOPLE



Restaurant premises occupying a convenient town centre location close to the main "Pay and Display" car parks, taxi rank and bus station in Lancaster Road.

Neighbouring occupiers include Vis à Vis Bar, Elements (Night Club), Flames (Pizza Take Away) and The Gravity (Public House)

**ACCOMMODATION**

Restaurant/Bar Servery Area	167.9m <sup>2</sup>	(1807ft <sup>2</sup> )
Customer Male & Female WCs		
Kitchen	36.9m <sup>2</sup>	(397ft <sup>2</sup> )
Store	13.2m <sup>2</sup>	(142ft <sup>2</sup> )
Staff WC		
<b>Total Net Internal Floor Area</b>	<b>218.0m<sup>2</sup></b>	<b>(2346ft<sup>2</sup>)</b>

**NB. All dimensions and floor areas are approximate.**

**RATING ASSESSMENT**

The premises are included in the 2010 Rating List at Rateable Value £14,500.

**LEASE**

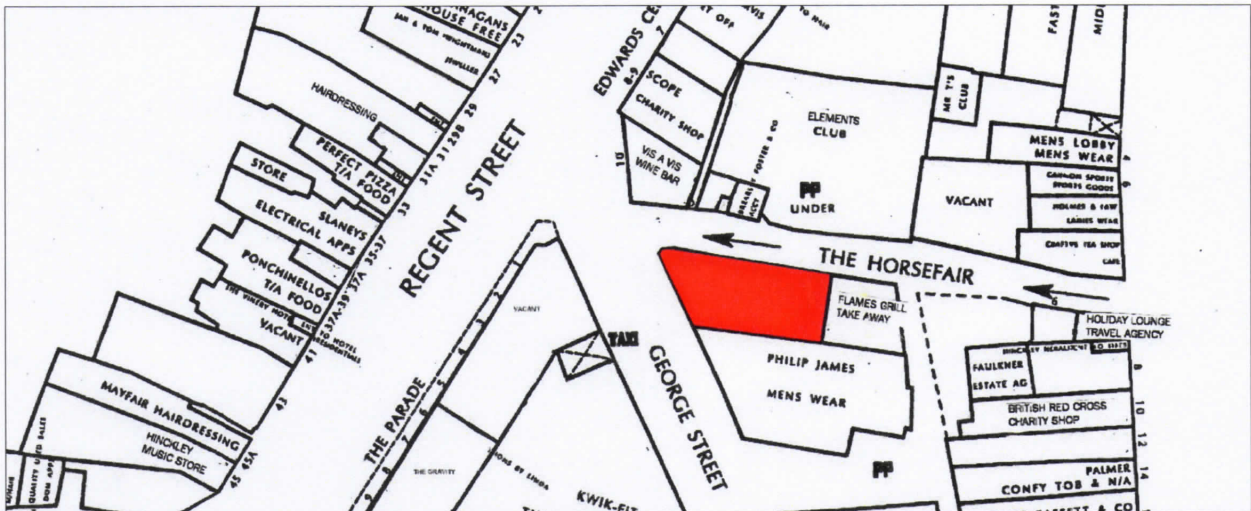
The premises are offered to let on a full repairing and insuring form of lease for a term to be agreed with provision for upwards only three yearly rent reviews.

**RENT**

**£20,000 Per Annum Exclusive**

**PREMISES LICENCE**

The current Premises Licence permits the sale of alcohol and late night refreshments until 2.00am. The authorized opening hours are between 12 Noon and 2.00pm and between 5.30pm and 2.00am Mondays to Sundays.



**COSTS**

The ingoing tenant will be required to discharge the landlords reasonable legal costs and disbursements including VAT thereon in connection with the grant of the lease together with the stamp duty payable (if any) on the Counterpart thereof.

**VALUE ADDED TAX**

Value Added Tax is payable on the rent and all other payments due under the lease.

**VIEWING**

By arrangement through the Sole Agents.

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SJF.UA.George Street Hinckley 060511  
SJF.UA.Amended 260811

**SUBJECT TO CONTRACT**

**MISREPRESENTATION ACT 1967**

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