



Location

The property is located to the south east of Ipswich in the district of Ravenwood adjacent to Ransomes Industrial Estate and Ravenwood residential development. The site is located 3.0 miles south east of the centre of Ipswich, 7.4 miles north west of Felixstowe and 16.0 miles north east of Colchester.

The site occupies a busy roadside location fronting Nacton Road (A1189) a short distance from the A14 with nearby occupiers including Harvester, Toby Carvery, Lidl, McDonald's and the Thrasher pub (Greene King).

HIGHLIGHTS

- + Freehold restaurant for sale/to let
- + Site extends to 1.14 acres (0.46 hectares) inclusive of adjoining Chiquito
- + Busy roadside location fronting Nacton Road (A1189)
- + Nearby occupiers include Harvester, Toby Carvery, Lidl and McDonald's
- + Potential to include adjoining Chiquito
- + Guide price - £1,300,000

Description

The site is broadly rectangular in shape and comprises two detached buildings (Chiquito and Frankie & Benny's) of steel framed construction beneath a flat roof with part glazed and part clad elevations. To the rear of the site is a car park with parking for approximately 80 vehicles. The site extends to 1.14 acres (0.46 hectares).

Accommodation

Each restaurant provides a customer trading area with bar servery to the rear and seating on a variety of tables, chairs and fixed booth seating. Ancillary accommodation comprises customer WC's, commercial kitchen, office, cellar, staff changing and storage rooms.

Approximate Floor Areas

The property has the following approximate gross internal area:

Ground Floor	337 sq m (3,630 sq ft)
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9. FRANKIE & BENNY'S, IPSWICH

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Tenure

The property is held freehold.

Rateable Value

2017 £83,500

EPC

B-45

Viewings

All viewings must be arranged strictly by appointment with the sole agents Savills and under no circumstances should any direct approach be made to any staff members.

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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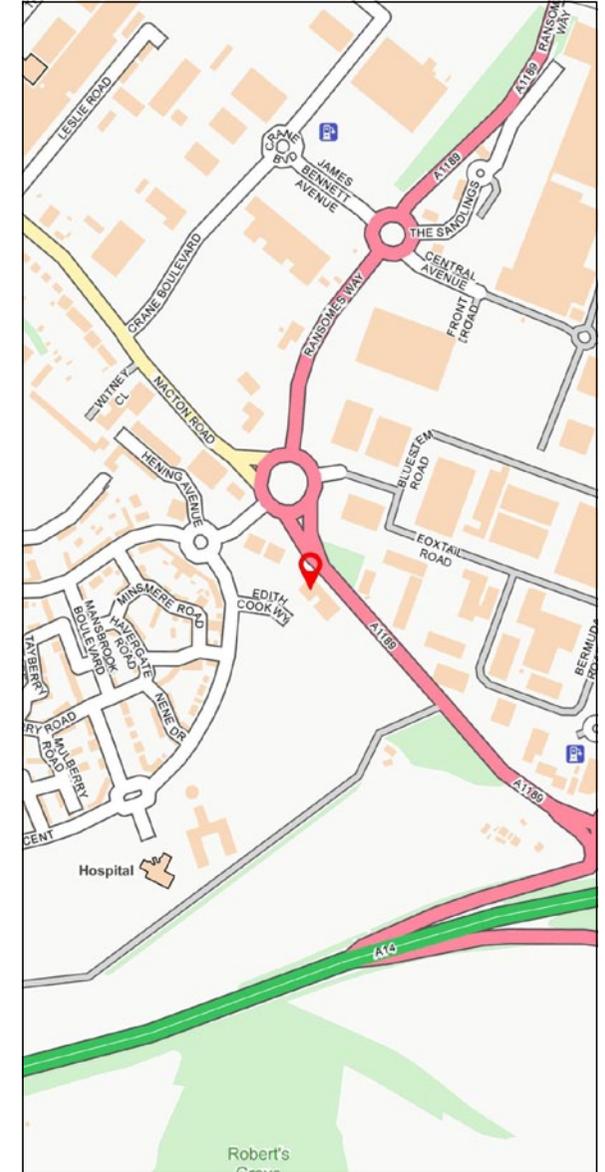
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