

LEISURE

## TO LET

UNIT 3,  
CROMWELL  
LEISURE PARK,  
CROMWELL  
ROAD, WISBECH  
CAMBRIDGESHIRE  
PE14 0RG

**4,000** sq ft  
**371.6** sq m

- Rent: £72,000 PA Exclusive
- Outside Seating
- Free Parking
- Incentives Available
- Retail Uses Considered STP

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## LOCATION

Wisbech is located in the district of Fenland and the county of Cambridgeshire. Nearby towns include King's Lynn (14 miles), Spalding (21 miles), and Peterborough (23 miles). Cromwell Road Leisure Park is located on the south side of Wisbech and directly fronts the B198 Cromwell Road.

The site is opposite the new Wisbech Retail Park

## DESCRIPTION

Former Frankie and Benny's unit immediately available.

The unit is currently fitted out with Frankie and Benny's fixed furniture which, can be made available to in going tenants.

Cromwell Road Leisure Park is located on the south side of Wisbech on the B198 and a short distance from the junction with the A47. The park is anchored by a 97,000 sq ft Tesco Extra store and the scheme also includes The Light cinema, Prezzo and Pure Gym.

The property comprises a ground floor restaurant unit finished to shell specification ready for an in going tenants fit out.

## ACCOMMODATION

Measurement has been obtained from scale drawings.

Name	Size
Unit 3	4,000 sq ft (371.6 sq m)
<b>Total</b>	<b>4,000 sq ft (371.6 sq m)</b>

## PLANNING USE

Planning permission was granted on the 10th August 2011 for restaurant (A3) use. Other uses may be possible subject to planning.

## TERMS

The property is available on a new fully repairing and insuring lease.

The rent is exclusive of business rates, electricity & insurance.

Incentives are available.

## RENT

£72,000 PA Exclusive.

## SERVICES/SERVICE CHARGE

Any equipment within the property has not been tested by ourselves and it is the responsibility of the in going tenants to satisfy themselves as to their working order.

Service Charge information available on request.

## EPC

We understand the property has an EPC rating of 45 (B) and is valid until 05.05.2024

Certificate Reference Number: 0790-2822-7830-4900-8403

## LEGAL COSTS

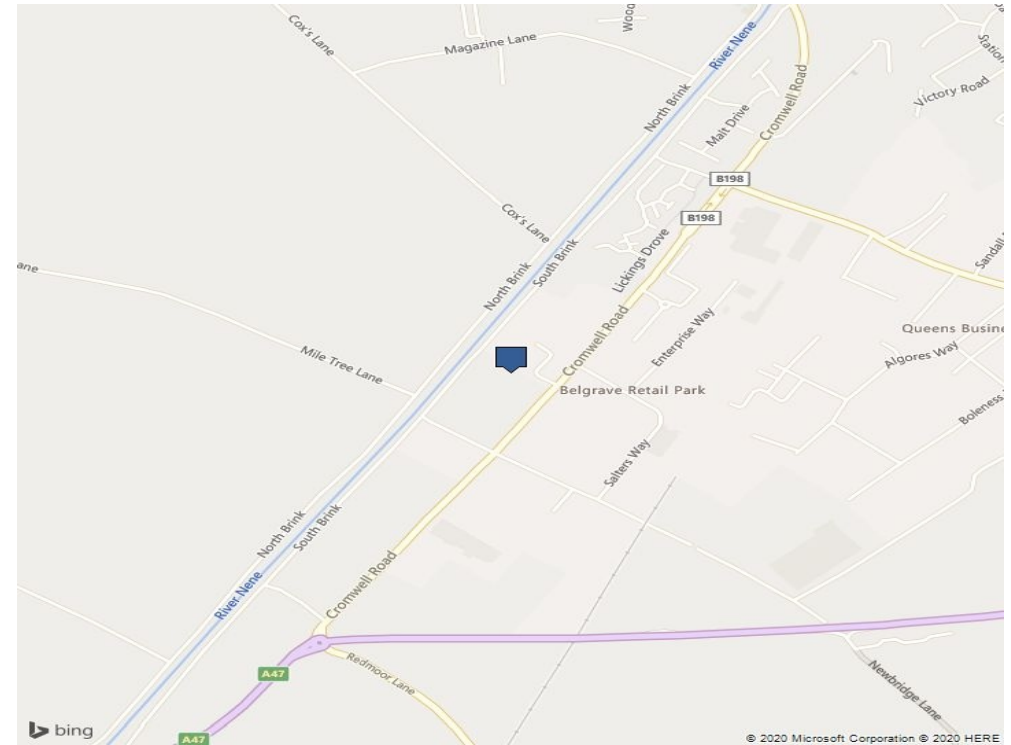
Each party is responsible for its own acquisition costs incurred in this transaction.

## VAT

The property is VAT elected.

## VIEWING

Strictly by appointment with sole agents Carter Jonas LLP.



## CONTACT

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