

TOWN CENTRE RESTAURANT



Description

15 Dormer Place comprises a modern restaurant premises in a busy town centre location. The restaurant is accessed via a hallway with a hatch to the service counter, making it ideal for a takeaway / delivery service. The restaurant itself is stylishly fitted, has wood flooring and serves more than 60 covers. A full professional kitchen is located at the rear of the property and benefits from a walk-in fridge and freezer. There is an access directly to the back of house areas via Bedford Place. Fixtures and fittings available by separate negotiation.

Summary

- 60+ covers
- Stylish and modern fitout
- Fitted kitchen - equipment available by negotiation
- Extraction
- Three phase power and gas
- Excellent town centre location
- Directly opposite Pump Room Gardens



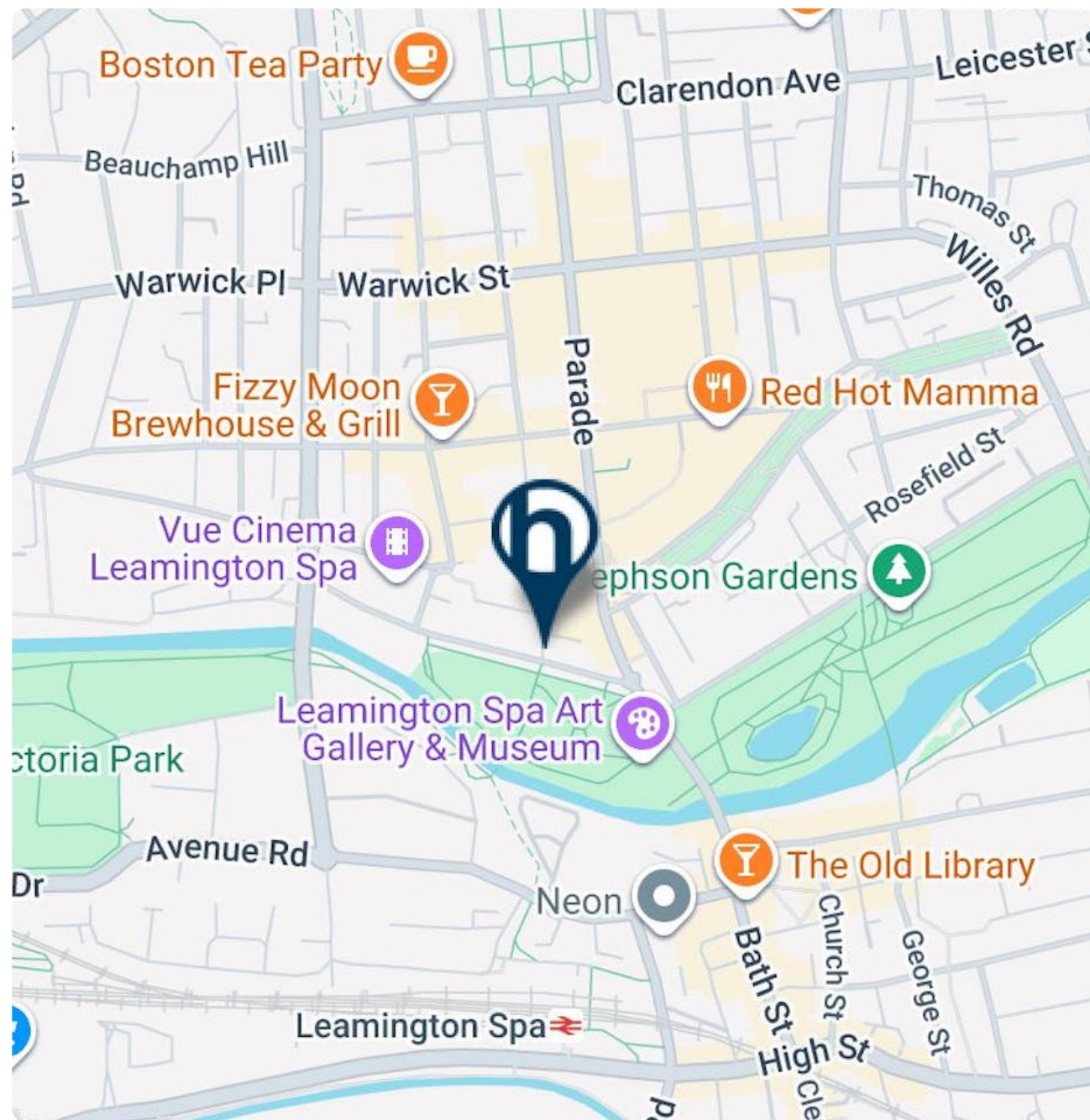
Location

The property sits directly across the road from the picturesque Pump Room Gardens, which hosts numerous community events throughout the year including the annual Leamington Food Festival, half marathon and "Cars at the Spa". Dormer Place links directly to The Parade which is Leamington's main retail thoroughfare. Leamington Spa Train Station is an eight minute walk away.

Connectivity

 St Peter's Multi-Storey Car Park (3 minutes' walk)

 Leamington Spa (8 minutes' walk)



GALLERY



GALLERY



AVAILABILITY

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Lower Ground - Restaurant & bar	566	52.58	-	Available
Lower Ground - Kitchen	243	22.58	-	Available
Lower Ground - Fridge Freezer	74	6.87	-	Available
Lower Ground - Storage	20	1.86	-	Available

RESTAURANT, 15 DORMER PLACE, LEAMINGTON SPA, CV32 5AA

To Rent: £21,500 per annum 903 sq ft (83.89 sq m)

TERMS

Available by of Assignment of Lease. Lease expiry 12th November 2032.

RENT

£21,500 per annum

EPC

C (56)

BUSINESS RATES

Rateable Value: £14,000
Rates Payable:
Retail, Hospitality & Leisure (RHL) rates discounts may be applicable.

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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