



Restaurant/Takeaway

Restaurant	2,277sq ft	(211.5 sq m)
Kitchen	412 sq ft	(38.3 sq m)
Storage	500 sq ft	(46.5 sq m)
Total	3,189 sq ft	(296.3 sq m)

In Brief

- Located in central Papworth Everard adjoining the village sports field
- A3/A5 consent
- Landlord is open to other uses, subject to planning
- Good parking facilities
- Less than 2 miles from the A428 and 3 miles from the new A14

**THE CONSERVATORY
CHEQUERS LANE
PAPWORTH EVERARD
CB23 3QQ**

RESTAURANT/TAKEAWAY TO LET

Location

The property is situated 100m off Papworth's main road 'Ermine Street' on Chequers Lane. It is adjacent to the Papworth tennis courts, cricket and football pitches.

Lease

The property is available on a new internal repairing and insuring lease outside the Landlord and Tenant Act 1954 for a term of years to be agreed.

Rental Guide

£10,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Business Rates

The Valuation Office Agency assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value	£7,900
UBR 2019/20	49.1p

However, interested parties are advised to make their own enquiries of the local authority including regarding small business relief.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the letting.

EPC

Details available on request.



Accommodation

The property is a single storey detached building which has been used as a bar and restaurant and comprises the following:

Conservatory	1,252 sq ft	(116.3 sq m)
Bar/restaurant	1,025 sq ft	(95.2 sq m)
Kitchen	412 sq ft	(38.3 sq m)
Storage	500 sq ft	(46.5 sq m)
Total	3,189 sq ft	(296.3 sq m)

The property benefits from good parking facilities and electricity, water and telecoms services. Gas is not connected.

Enquiries and Viewings

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