



## Restaurant/Grab & Go Unit

Ground Floor                      1,023 sq ft    (95.2 M<sup>2</sup>)

### In Brief:

- Prominent position within Ely Leisure Village
- Neighbouring occupiers including **Cineworld, Nando's, McDonalds, KFC, Arbuckle's, Costa and Pizza Hut**
- 380-space free car park
- Shell unit

**UNIT 8B, ELY LEISURE VILLAGE,  
ELY, CB6 2FE  
GRAB & GO/DELIVERY UNIT TO LET**

### Location

Ely Leisure Village is located on the western side of the Cathedral City of Ely.

Ely is approximately 15 miles from Cambridge via the A10, the A10 linking Cambridge to King's Lynn. Ely and the nearby Littleport (5 miles away) have rapidly expanding populations with a combined currently approaching 30,000 persons.

Ely Leisure Village and the adjacent sports complex, swimming pool, all weather pitches and gold course are extremely prominent and adjacent to the A10 by-pass. Ely Leisure village is anchored by a 6 screen Cineworld and a mix of restaurants, drive-thru's and grab & go units, with occupiers such as Cineworld, Nando's, McDonalds, KFC, Arbuckle's, Costa and Pizza Hut, all served by a 380-space free car park.

### Lease

The property is held on a 25-year lease from 27<sup>th</sup> June 2017, expiring 26<sup>th</sup> June 2042, subject to five yearly rent reviews, i.e. 26<sup>th</sup> June 2022 on an upwards only basis.

The property is available by either an assignment or sub-letting for a term to be agreed.

### Rent

The current rent is £30,330.00 per annum exclusive of VAT, service charge and business rates.

### Legal Costs

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

### Business Rates

To be assessed.

The property currently benefits from business rates holiday. Interested parties are advised to make their own enquiries. The Valuation Office Agency assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)).

### EPC

Details available on request.



### Accommodation

The premises are arranged over ground only with the following approximate dimensions/areas:

Internal width	22 ft 4 in	6.8 m
Depth	45 ft 11 in	14.0 m
Frontage	19 ft 8 in	6.0 m
Height	11 ft 2 in	3.4 m (3.7m max)
Total floor area:	1,023 sq ft	95.04 m

### Enquiries and Viewings

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### Important Notice

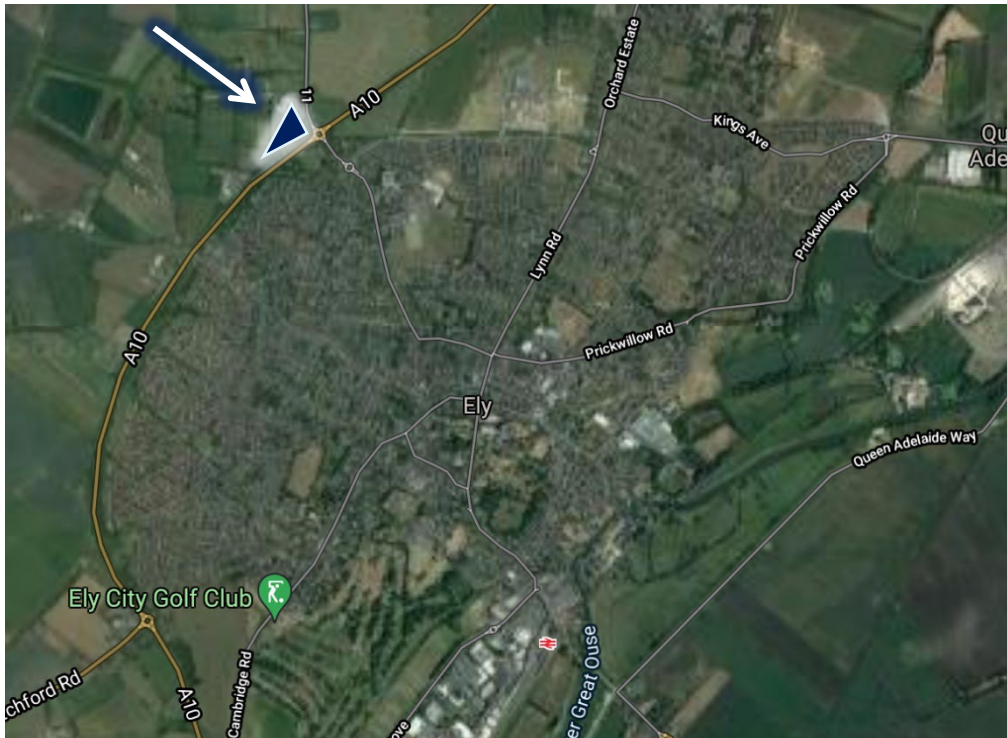
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