



Olive Grove - Cafe'/ Restaurant Opportunity

Oundle, Peterborough, PE8 5LQ

Café/restaurant to let at Olive Grove
Garden Centre 2 miles from the
centre of Oundle

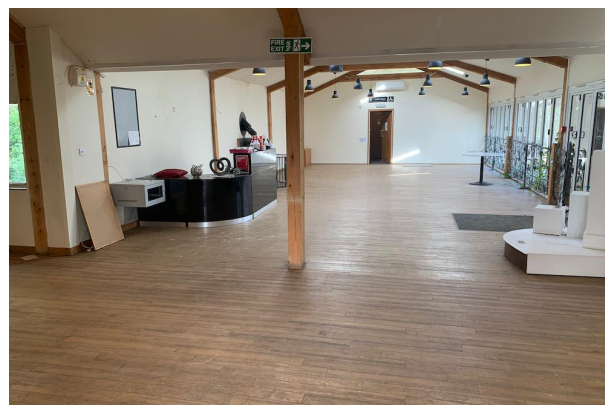
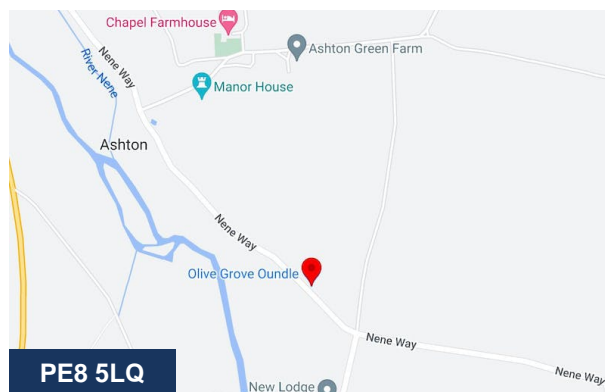
5,000 sq ft
(464.52 sq m)

- Rent set at £45,000 per annum + VAT
- Large kitchen space/ prep space
- Open planned dining and seating with Courtyard
- Restaurant/café and events space
- Featured bi-fold doors
- Communal Facilities and disabled WCs
- Adjoining Retail Units

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Summary

Available Size	5,000 sq ft
Rent	£45,000 per annum Plus VAT
Business Rates	To be assessed
Service Charge	Small charge for maintenance of the car park. Figures to be confirmed.
Car Parking	Ample parking for the Garden centre, Restaurant and Retail Units
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days



Description

Olive Grove garden centre specialises in the sale of Olive Trees and holds the largest selection in the UK. For prospective tenants being alongside this already established and thriving business will be a great opportunity.

The adjoining café/restaurant benefits from an established set up with extraction and prep areas. Substantial equipment is in place and only larger appliances will need to be reinstated prior to launch.

Location

The Olive Grove is on the Oundle Road at Polebrook, approximately 2 miles from the centre of Oundle on a 3 Acre working site which currently operates as a garden centre specialising in Olive trees.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Café/Restaurant	5,000	464.52	Available
Outdoor - Courtyard	2,500	232.26	Available
Total	7,500	696.78	

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

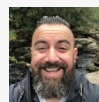
Terms

Offered for let on a new fully repairing and insuring lease - the rent for the café is set at £45,000 +VAT with break and review terms to be agreed. A deposit equal to 3-months rent will be required. There will be a contribution to the Buildings Insurance which is arranged by the Landlord. Rent is paid quarterly in advance

Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.

Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com