



Derby Cricket Ground - Restaurant To Let

Nottingham Road, Chaddesden, Derby, DE21 6DA

Modern restaurant to let

£40,000 per annum

Derby Cricket Ground Location

7,400 sq ft

(687.48 sq m)

- Well presented unit
- Largely open plan space
- Catering kitchen with extraction and walk in fridge and freezers
- Easy access location
- Car Parking to front
- Incentives Available

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Summary

Available Size	7,400 sq ft
Rent	£40,000 per annum
Rateable Value	£24,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (41)

Description

The Property comprises ground floor bar/restaurant premises which is located as the foot of the 100 bedroom Travelodge Derby Cricket Ground Building, fully self contained and independent from the hotel.

To the front there is a large open plan bar/restaurant area with prominent curved glass display frontage.

Location

The Property is located adjacent to The County Cricket Ground, Nottingham Road, in a highly visible position, adjacent to Pentagon Island, Sir Frank Whittle Road (A61) and Brian Clough Way (A52), being just a mile from the Centre of Derby and 15 minutes from Nottingham via the A52.

Accommodation

The accommodation comprises the following areas: Main bar and restaurant area - circa 150 covers 2 private dining rooms - circa 50 covers for both Ladies and gents w/c's well appointed - plus accessible w/c and baby change. Catering kitchen with extraction and walk in fridge and freezers - staff changing areas and store rooms.

Name	sq ft	sq m	Availability
Building - Open plan Restaurant to let	7,400	687.48	Available
Total	7,400	687.48	

Services

It is understood that the property benefits from mains electricity, gas, water and drainage. These services have not been tested by the agent.

Viewings

Viewings are strictly by appointment with the agents P&F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com



Viewing & Further Information

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