



Derby Cricket Ground - Restaurant To Let Nottingham Road, Chaddesden, Derby, DE216DA

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

# Derby Cricket Ground - Restaurant To Let, Nottingham Road, Chaddesden, Derby, DE21 6DA

#### 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

### **Ben Freckingham**

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