



249 Newmarket Road
Cambridge, Cambridgeshire CB5 8JE
£650,000

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Morris Armitage are delighted to offer for sale this extensively refurbished freehold Class A4 Unit located to the sought-after area of Newmarket Road. Close to Tesco Superstore, walking distance to the city centre and moments from regular public transport services and the Cambridge retails parks and Beehive Centre.

Presently a pan-Indian restaurant with the authorized licencing activities to include Recorded Music, Dance and Supply of Alcohol. The unit presently boasts an appealing double front with central entrance hall measuring approximately 101 Sqm, a spacious open plan dining hall with booths, leather seating and an array of seating options, a bar area with solid wood top, a kitchen measuring approximately 5.9m x 4m with Rational Combi-oven, refrigerator store, 5 toilets with Airblade Hand Dryers and separate staff toilet. CCTV system and a Yale Premium Alarm system.

Externally there is 1 allocated staff parking positions to the rear of the premises.

Rarely available, to view please call 01223 462 013 and ask for Jordan Smith.

Dining Hall with Bar Area 35'9" x 30'5" (10.90m x 9.28m)

An open room with an array of leather seating booths and benches. The furniture within the dining room currently is negotiable.

The 3.13m x 2.5m bar area offers a solid wood bar with attractive panelling.

Kitchen Area 19'4" x 13'1" (5.9m x 4m)

A spacious room, fully ventilated and suitable for movable kitchen items. Rational Cooker.

Kitchen Equipment

Cold room, 2 door commercial chest freezer, 3 fridges. tandoori oven, 9-burner+oven range-cooker, twin fat-fryer, rotational combi-oven, robot

coupe commercial hand-held blender, buffalo heavy duty onion slicer, buffalo commercial microwave, hot case with 2-tier gantry, self-service buffet-trolley, dishwasher, 2 x sinks (1 with elbow-taps), full stainless wall-lining, stainless shelving and racks and newly-installed high performance fume-extraction system (details on request).

Refrigerated Cold Store

Measuring approximately 2.2m x 1.8m

Outside

We have been advised by our client there is one off-street parking position, and others in the locality.

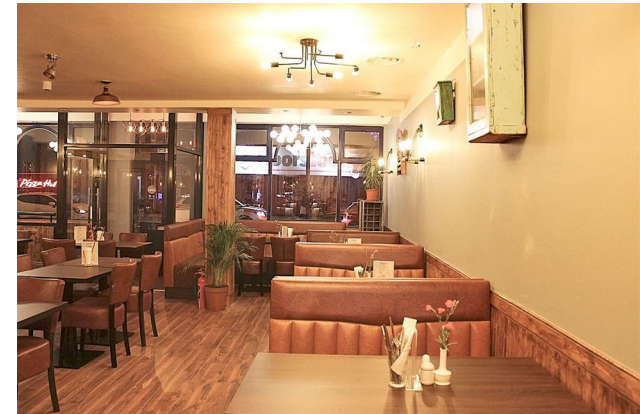
Equipment & Facilities

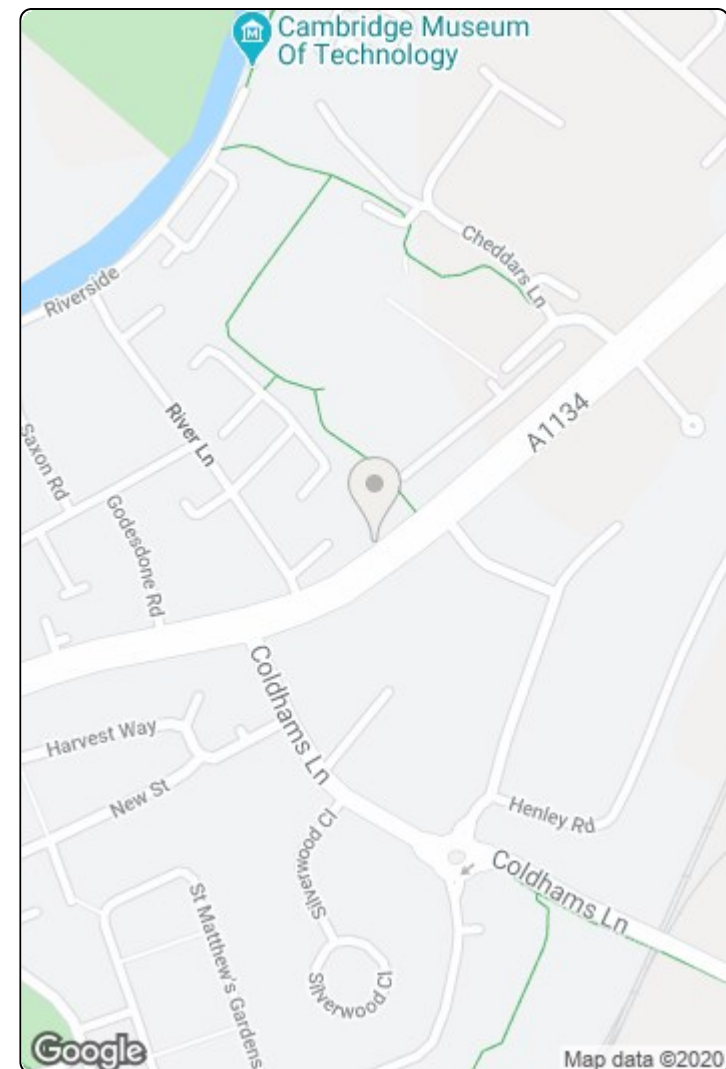
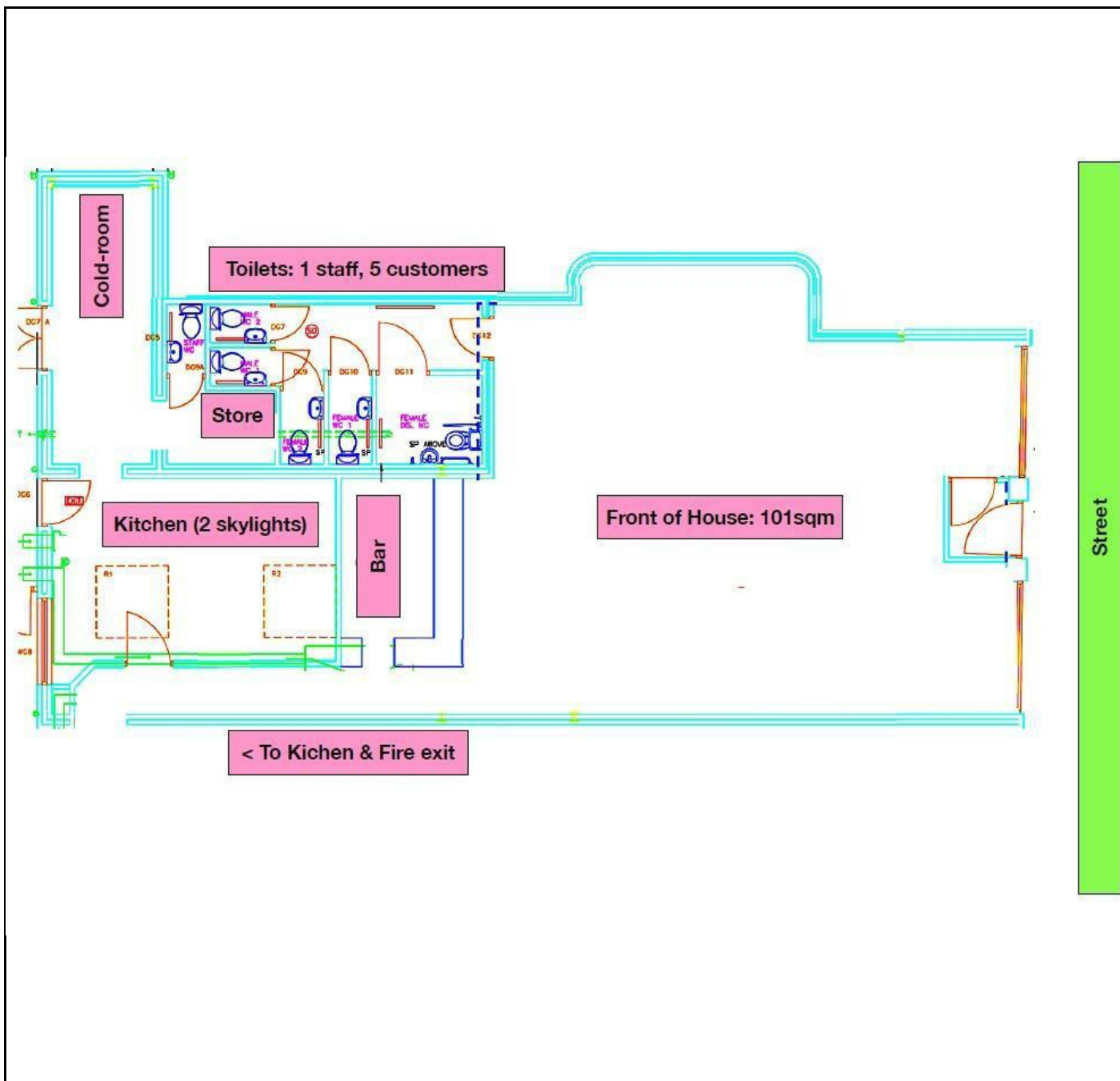
• Air conditioned 101sqm Front Of House area.

- Cash-register with supporting software.
- Brother DCP-9020CDW Laser printer.
- CCTV with Internet-viewing; one PTZ camera.
- Yale Premium+ Alarm system, with Phone Call Notification (3 numbers).

Additional Notes

Full planning and BC was granted. Vacant possession. Renowned chef available if required. Curtilage: street and rear access; fire-escape egress. Full documentation available. Current owner will help with startup problems.





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