

## LEISURE

## TO LET

UNIT 3  
EHRINGSHAUSEN WAY  
HAVERHILL  
SUFFOLK  
CB9 0BB

**4,055** sq ft  
**376.71** sq m

- Rent: £80,000 per annum exclusive
- Approx. 143 covers
- Outside seating
- Available immediately
- Anchored by Cineworld Cinema

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# Carter Jonas



## LOCATION

Located 20 miles south east of Cambridge in the Suffolk market town of Haverhill. The restaurant occupies a prominent roadside position fronting Lord's Croft Road.

The restaurant is situated just east of Haverhill High Street and nearby occupiers include a five screen Cineworld, Prezzo, KFC, Subway and Haverhill Leisure Centre.

## DESCRIPTION

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 143 customers.

Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, manager's office and customer toilets.

\*fixture and fittings may be removed without notice. They have not being tested and it is the tenant's responsibility to satisfy themselves.

## PLANNING USE

The property has A3 Café/Restaurant.

Interested parties are advised to make their own enquiries with the local planning authority.

## TERMS

A new FRI lease is available for a term to be agreed.

## RENT/PRICE

£80,000 per annum exclusive.

## SERVICES/SERVICE CHARGE

Available on request.

## ACCOMMODATION

All dimensions are approximate.

Name	Size
Restaurant	4,055 sq ft (376.71 sq m)
<b>Total</b>	<b>4,055 sq ft (376.71 sq m)</b>

## RATEABLE VALUE

Current: £75,000  
Rates Payable: £38,400

Interested parties are advised to confirm the accuracy of the figure by contacting the Local Authority directly.

## EPC

An EPC assessor has been instructed to undertake an EPC.

## LEGAL COSTS

Each party are responsible for the payment of their own legal and agency costs.

## VAT

All figures quoted are exclusive of VAT.

## VIEWING

Strictly by appointment with sole agents Carter Jonas LLP.

## IMPORTANT INFORMATION

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## CONTACT

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