

TO LET

Well-presented A3 opportunity

Café Bar and Kitchen area,
Duston Community Centre,
Pendle Road,
Duston. NN5 6DT

LOCATION

Located within the Duson Community Centre, which houses the community hall, library and local council offices the bar and kitchen areas are at the heart of the centre and serve all of the events and activities that occur within the building

FLOOR AREAS

Bar	10m2	108 Sq.Ft.
Kitchen / office	30.6 m2	330 Sq.Ft.
Store	6.5m2	70 Sq.Ft.
Total available	104m2	508 Sq.Ft.

FACILITIES

The bar is adjacent to a well presented and spacious lounge, which feeds into the main hall.

Fittings, flooring and lighting are to a good standard throughout. To the rear of the bar is the kitchen, lined with food-hygiene friendly wall and floor coverings and fitted with substantial kitchen fittings. The accommodation has access to male and female WC's (incl disabled facilities).

TERMS

An internal repairing and insuring lease for term to be agreed. Rent to include heating, lighting, small power, local wear and tear, rates, insurance etc)
£12,000 per annum



LEGAL COSTS

Each party will bear their own legal costs incurred in connection with the transaction.

SERVICES

We understand that all mains services including water, gas, drainage and electricity are connected to the unit.

VAT

Vat may be charged upon the rent.

VIEWING

Strictly by prior appointment:



STEPHEN CHOWN

src@chowncommercial.co.uk

HANNAH BUNTING

hb@chowncommercial.c.co.uk

