

PROMINENT ROADSIDE OPPORTUNITY

MARKHAM MOOR SOUTH, RETFORD, NOTTINGHAMSHIRE, DN22 0QU



KEY POINTS

- **Frontage to A1**
- **Site area 0.47 acres**
- **A3 consent now enhanced**
- **Unique iconic building**
- **Extensive external refurbishment**

LOCATION

Located on the southbound carriageway of the recently upgraded A1, close to the junction with the A57 intersection. Other nearby operators includes McDonalds, Subway and Travelodge.

[Click here for Google street view.](#)

DESCRIPTION

The unit is an iconic landmark on the A1 with a Grade 2 listed hyperbolic paraboloid roof, once dubbed by The Guardian as “Britain’s only architecturally important Little Chef”. We are advised that the gross internal area (GIA) of the property, measured in accordance with the RICS Code of Measuring Practice is 3,011 sq ft (279.7 sq m) and 32 car parking spaces. The building has undergone extensive refurbishment including the roof and car park and planning consent was granted 19/9/16 16/00569/COU for use as a Restaurant, Installation of Drive Thru Service Window, Alteration of Internal Roadways and Internals Alts, 24Hr Drive- Thru. Further details on request.

TERMS

The property is available on a new effective full repairing and insuring lease for a term of 15 years subject to an open market rent review at the end of every fifth year.

RENT

£60,000 per annum exclusive

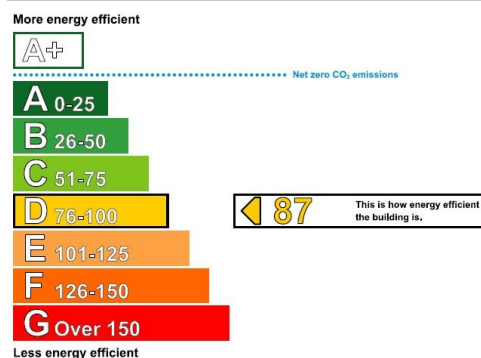
RATES

We are informed by the Valuation Office that the property has a rateable Value of £29,500. Prospective occupiers should verify the RV information themselves.

EPC

An EPC for the property is available for this property

Energy Performance Asset Rating



VAT

All prices and figures quoted exclude VAT where applicable.

VIEWING

All viewings through sole agents:

David England
020 7758 3284
david@ashwellrogers.com

Edward Sibley
020 7758 3282
edward@ashwellrogers.com

Prepared August 18.

COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

PLANNING CONSENT – PROPOSED EXTERNAL LAYOUT.

SITE PLAN

