



Diana Tandoori

Freehold

Offers in Excess of **£325,000** (plus VAT)

Diana Tandoori, 70 Dartford Road, March, Cambridgeshire, PE15 8BQ

AT A GLANCE

- Prominent roadside detached property
- Commercial trade kitchen with extraction
- Dedicated side parking
- Rear service yard & outbuildings
- Freehold licensed restaurant & take-away
- Open plan bar and dining areas (60+ covers)
- Residential 3 bedroom accommodation above
- Potential for variety of uses (stpp)

Viewing And Further Information

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PROPERTY

The character property benefits from a prominent roadside position, being a two storey brick built property under pitch slate roof.

Access via central doorway leading into a lobby entrance, collection and takeaway areas, with space for tables and chairs leading onto a rear bar.

To the right hand side is a largely open plan dining room with space for at least 50 covers. To the rear is a further sizeable storage area.

To the left-hand side is a commercial kitchen, dry store and wash up area.

The 1st floor provides domestic accommodation, comprising three bedrooms (two double and one single) bathroom and separate WC, along with large lounge area.

Externally the property provides a dedicated side parking area, with space for c 10 cars, along with two brick outbuildings and rear service yard.

PLANNING

The local authority is [Fenland District Council](#) We are advised that the property is NOT listed nor is it in a conservation area.

Any enquiries regarding change of use should be made to the local authority.

Historically Planning Permission has been granted for conversion to:- Residential, Offices and Dental Surgery.

MEASUREMENTS

The area of the restaurant site is approximately 0.133 acres. The ground floor footprint (GEA) of the restaurant extends to 202m² (2,170ft²), including outbuildings.

All measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

The property is 'sold as seen', with all fixtures and fittings included in the sale.



THE BUSINESS

Diana Tandoori is operating as an Indian restaurant & take-away

www.dianatandoori.com

RATES & CHARGES

The rateable value of the property as of 1st April 2023 is £12,250.

Council Tax Band A (£1,621.38)

TENURE

Freehold offers are sought in excess of £325,000 (plus VAT), to include trade inventory, IP & goodwill, subject to vacant possession.





LOCATION

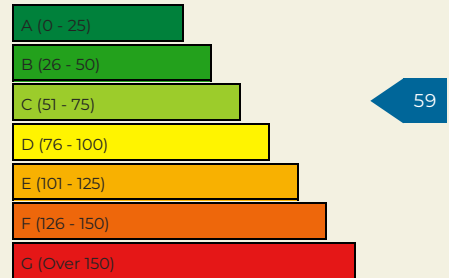
The market town of March is in the county of Cambridgeshire located only 34 miles North of Cambridge and 20 miles East of Peterborough.

The local railway station connects directly to Cambridge, Ely and Peterborough. The town centre boasts a mix of independent shops, eateries and some national chains and holds a weekly market. The population of March as of 2021 census is around 22,970.

The Diana Tandoori is located in a prominent roadside position, facing Dartford Road (B1099), in a predominantly residential area.



EPC



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