

12 OLDBURY ROAD, BLACK HEATH, ROWLEY REGIS, B65 0JN

A Freehold Hot Food Restaurant & Takeaway available on Freehold/Leasehold basis. At present trading as a Hot Food with excellent takings. Shop is fully fitted for a Fish and Chip Shop with all fitted equipment. There is also further rental income generated from the First-Floor accommodation. Details as follows: -

Retail Area: Size 5.28m x 3.57m (17'34" x 11'71"). Having Power Point. Suspended Ceiling with LED Spotlights. ~Double fronted Window overlooking Front. Fridge Display. Counter. Tiled Floor.

Cooking Area: Size 7.61m x 3.57m (24'99" x 11'71"). Having Drink Chilled Fridge. Fish/Chips Fryer. Donor Kebab Machine. Stainless Steel Canopy. Tandoor. Pizza Machine. Stainless Steel Prep Table. Burger Grill. Commercial Fridge and Freezer. Microwave. Fitted Shelves. Gives access to Prep Area.

Prep Area: Size 2.06m x 2.82m (6'76" x 9'25"). Having Power Point. Tiled Floor. Tiled Walls. Stainless Steel Prep Table. Commercial Fridge. Gives access to Kitchen and Rear Yard.

Kitchen: Size 6.21m x 2.95m (20'38" x 9'70"). Having Power Point. Double Glazed Window overlooking Rear. Stainless Steel Canopy. 2 Stainless Steel Prep Tables. Commercial Cooker with 6 burns. Fryer. Sink with Mixer Taps. Gives access to Store.

Store: Size 4.06m x 3.07m (13'35" x 10'10"). Double Glazed Window overlooking Rear. Gives access to Cold Room.

Cold Room: Size 3.28m x 1.61m (10'77" x 5'31").

Freehold Price: £365,000

Leasehold Premium: £55,000

Rent: £1,250.00 PCM (To be paid quarterly in advance).

Deposit: Equal to 3 months rent.

Term: Negotiable.

Legal Fees: Incoming Tenant to pay legal costs for both parties.

Reference: Required.

Guarantor: Required.

Buildings Insurance: £600 - £700

VIEWINGS BY APPOINTMENTS ONLY

Signed By Vendor _____ Date _____

Our Ref: 1884/1024

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HOT FOOD RESTAURANT/TAKEAWAY AVAILABLE TO BUY OR LET

- RETAIL AREA ● COOKING AREA ● PREP AREA
- KITCHEN ● STORE ● COLD ROOM
- FIRST FLOOR ACCOMMODATION
- REFERENCES & GUARANTOR REQUIRED

FREEHOLD PRICE: £365,000

OR

PREMIUM: £55,000

RENT: £1,250.00 PCM

GENERAL INFORMATION

Services All main services are available

Fixtures & Fittings All items unless mentioned in these particulars are excluded from the sale.

Property Description Act 1991 The agent has not tested apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. The agent has not checked the legal documents to verify the **Freehold / Leasehold** of the property. The buyer is advised to obtain verification from their solicitors or surveyors.