

PALM BAY

15 SUMMERFIELD ROAD, CLIFTONVILLE CT9 3EZ

ESTABLISHED TAKE AWAY BUSINESS FOR SALE



SITUATION

This business is situated in the middle of a thickly populated housing development with free parking to the front. The Northdown Park, cliffs and sea are all within a few minutes walk. Other nearby traders include Co-Op convenience store, Day Lewis pharmacy and Post Office

DESCRIPTION

The property comprises of ground floor lock-up shop with rear entrance for the loading and unloading of vehicles.

The approximate dimensions are as follows:-

External frontage	5.60m	18' 04"
Internal width	5.10m	16' 08"
Built depth	21.10m	69' 02"
Waiting area	18.36 sq m	197 sq ft
Kitchen	20.91 sq m	225 sq ft
Storeroom 1	5.67 sq m	61 sq ft
Storeroom 2	6.44 sq m	69 sq ft
Shower room		
Staff toilet		

FEES

Ingoing tenant to be responsible for all parties legal costs incurred in the transaction.

EQUIPMENT

The business is well equipped with stainless steel sinks, 8 burner gas hob, two ovens, chest freezer tandoori gas oven, refrigerator, etc., as well as substantial extractor system.

EXISTING LEASE

We understand the property is held on a 25 year lease from 2010 with 5 yearly rent reviews.

ENERGY PERFORMANCE CERTIFICATE



BUSINESS RATES

In the 2017 draft list the property has a rateable value of £4,500.

RENT

The passing rent is £8,000 pax.

VALUE ADDED TAX

VAT will be payable if applicable.

PREMIUM

We are instructed to offer this business, fixtures, fitting and goodwill for **£55,000, subject to contract.**

VIEWING

Viewing strictly by previous appointment with Clarke & Crittenden Commercial

Telephone: 01843 841123

Email: admin@clarke-crittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement