

TAKEAWAY BUSINESS FOR SALE. APPROX 646 Sq Ft (60.01 Sq M)



**128 Prince Avenue
Westcliff On Sea
Essex
SS0 0NW**

Location:

The property is situated on the A127, close to the junctions of Rochford Road and Hobbeythick Lane.

Description:

Premium: £50,000 for the fixtures and fittings and SAV.

The property consists of a front serving area with prepping area and sink. The middle room provides a kitchen area with extraction system, stainless steel double sink and stainless steel to the walls and tiled flooring. To the rear of the property are two storage areas with access to the rear of the property. To the exterior is a parking space via Hobbeythick Lane.

Accommodation:

The premises have been measured on a net internal basis.

Retail Area: 265 Sq Ft 24.63 Sq M

Kitchen: 178 Sq Ft 16.12 Sq M

Storage: 203 Sq Ft 18.87 Sq M

Total Area: 646 Sq Ft (60.01 Sq M)

Features:

- Premium: £50,000 For Fixtures and Fittings and SAV.
- Extractor Fan System
- Good Visibility
- Storage Area To Rear and Parking Space

Terms:

Subject to a 10 year lease full repairing and insuring lease from 27th March 2024 at a rent of £9,000 per annum exclusive.

Business for sale:

£50,000 for business and SAV.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.