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H.C. BLAKE
ESTABLISHED OVER 55 YEARS
HORNCHURCH & CO
COMMERCIAL AND BUSINESS TRANSFER

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FOR SALE HOT FOOD TAKE AWAY BUSINESS with A5 USE



**UNIT 1, MILL COURT, EDINBURGH GATE,
HARLOW, ESSEX, CM20 2JG**

DESCRIPTION

Excellent premises with fully fitted kitchen and seating area in a desirable location being some 30 yards from the Travelodge hotel and opposite Harlow Town railway station entrance. There are also extensive office and residential units in the immediate vicinity.

ACCOMMODATION briefly comprises:

Ground Floor - 995 sq.ft. (92.4m²) which includes:

- ❖ CUSTOMER SELLING & SEATING AREA
- ❖ FULLY FITTED KITCHEN
- ❖ W.C. FACILITIES

Mezzanine Floor – 700 sq.ft. (65.03m²)

RENT

£18,000 per annum exclusive.

TENURE

15 year lease with 5 year rent reviews.

TURNOVER

We are informed that the business has a turnover of between £3,500 and £4,000 per week.

RATING

We are informed by the Valuation Office website that the current rateable value for the shop is £9,200 and the uniform business rate and the standard multiplier for 2012-2013 is 45.8 pence in the £.

For small businesses there will also be a reduction available in the rates payable and interested parties must make their own application to the Local Authority within six months of taking occupation.

PLANNING

We are advised that A5 (Hot Food Take Away) Consent has been granted but interested parties should make their own enquiries of the Local Authority.

SERVICES

Please note that any services mentioned have not been tested and therefore prospective tenants should satisfy themselves as to their operation.

PREMIUM

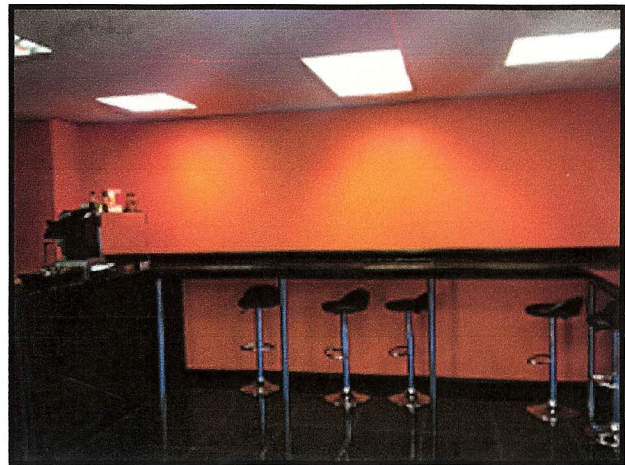
A premium of **£70,000** is required for this valuable leasehold interest, fixtures & fittings.

VIEWING

By appointment through H. C. Blake & Company.

INVENTORY OF EQUIPMENT

- ❖ BOFI 32" Gas Oven
- ❖ Combination Steam Oven
- ❖ Fryers
- ❖ 5 Burner Range
- ❖ Chilled Display Unit
- ❖ Ambient Display Unit
- ❖ Hot Display Unit
- ❖ Walk-In Chiller
- ❖ 2 Chest Freezers
- ❖ Dough Mixer
- ❖ Dough Roller
- ❖ Double Bowl Sink
- ❖ Computerised Till System
- ❖ Significant Database of Customers
- ❖ Pizza Prep Refrigerated Make Line
- ❖ Coffee Machine
- ❖ Digital Instore Signage
- ❖ 4 Plasma TVs to display menus, videos and offers



Ref: BT3/04