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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.

Misrepresentation Act 1991 'Messrs H.C.Blake & Co for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lesses, and do not constitute, nor constitute, nor constitute, nor constitute, nor constitute, nor constitute, nor themselves and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or of themwise as to the correctness of each of them; (3) no person in the employment of Messrs H.C. Blake & Co has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.

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