

Branch Office:
1130 Stratford Road
Hall Green
Birmingham B28 8AE
Tel: 0121 778 6969
Fax: 0121 778 6967

Paul & Sons

Estate Agents

Head Office:
427 Stratford Road
Sparkhill
Birmingham B11 4LB
Tel: 0121 771 3435
Fax: 0121 772 2973

• Residential • Commercial • Sales • Lettings • Management • Property Finance

www.paulandsons.co.uk (e) info@paulandsons.co.uk

LEASE FOR SALE

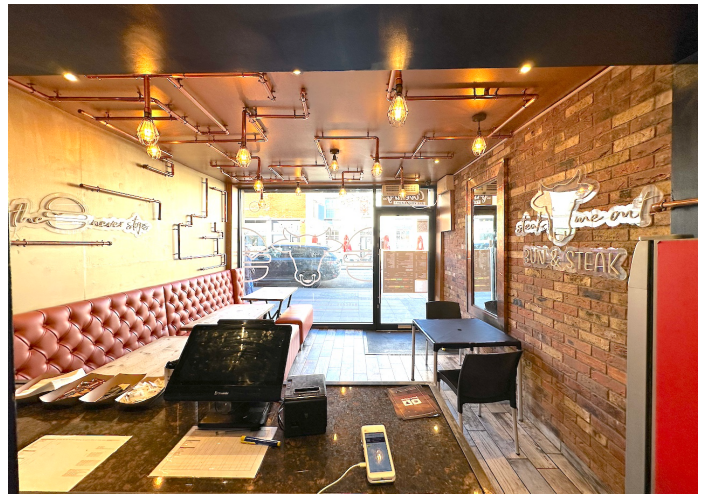
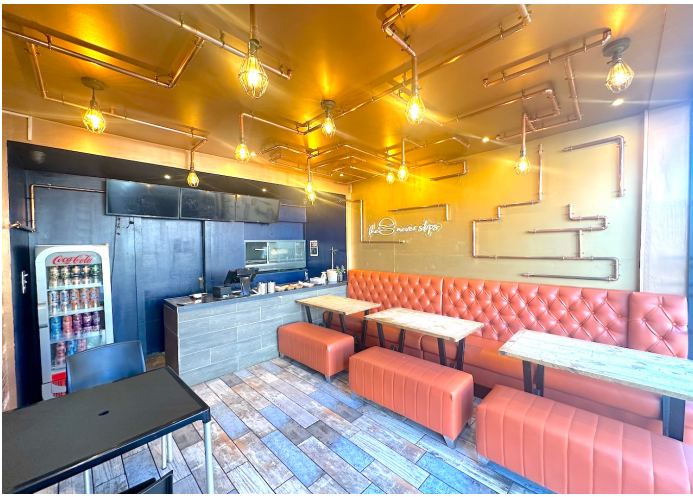


13 EARLSDON STREET, COVENTRY, CV5 6EP



Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

BUSINESS FOR SALE

Paul & Sons Estate Agents has great pleasure in introducing An exciting opportunity for food lovers and entrepreneurs in the vibrant neighbourhood of COVENTRY. We are delighted to present to you an esteemed business for sale: **Bun & Steak!**

Bun & Steak, Coventry's premier culinary destination. Step into the realm of deliciousness and embark on a thrilling journey in the heart of Coventry's vibrant food scene.

- o Established Culinary Gem:

Bun & Steak has earned a stellar reputation through its dedication to culinary excellence. With its loyal customer base, exceptional menu offerings, and cozy ambiance, this restaurant is poised for continued success.

- o Mouth-watering Concept:

Bun & Steak specializes in crafting unforgettable burgers and succulent steaks, tantalizing the taste buds of its discerning clientele. Immerse yourself in a world where culinary creativity meets comfort food, and where quality ingredients shine.

- o Impeccable Craftsmanship:

This turnkey opportunity is your chance to step into a fully operational eatery with a team of skilled chefs and staff who have perfected the art of burger and steak preparation. Benefit from their expertise and take the helm of this well-oiled culinary machine.

- o Prime Location:

Nestled in a highly desirable area in Coventry, the restaurant boasts a prominent position with excellent foot traffic. Situated in a vibrant neighbourhood, it offers great visibility and potential for growth.

- o Expansion Potential:

With the right vision and fresh ideas, there is ample opportunity to expand Bun & Steak's brand. Consider catering services, partnerships, or even introducing a new menu concept – the possibilities are limitless.

- o Seize the Opportunity:

For serious inquiries and more details, please contact: Hall Green Office

Don't miss out on this chance to acquire a beloved establishment in Coventry's culinary landscape. Take the reins of Bun & Steak and make your mark on the city's thriving food scene. Act now and let your passion for gastronomy thrive in this unparalleled business opportunity!

Also available is the BIRMINGHAM Branch and can be purchased together.

Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

MEASUREMENTS (all measurements are approximate)

Ground Floor:

Seating Area (incl. serving area):	15'07" x 11'10"	167.27 SQ FT
Kitchen Area:	11'02" x 12'01"	132.35 SQ FT
Kitchen Prep area:	17'11" x 6'11"	104.54 SQ FT
Additional Desert Kitchen:	4'05 x 27'05	109.55 SQ FT
Storage Space (Inc Cold room 5'05" x 5'04"):	6'10" x 8'06"	49.16 SQ FT
Staff WC	3'11 x 4'09"	12.71 SQ FT
Walkin Chiller (situated in Rear outdoor space)	7'11 x 5'04"	35.83 SQ FT

TOTAL AREA : **611.41 SQ FT** **56.80 SQ M**

Tenure

The Agent understands that the property is available on Lease.

Viewing

Strictly by appointment through Paul & Sons: 0121 778 6969

In-Going Costs

The in-going tenant will be responsible for the payment of the landlord's legal costs, building insurance and agent administration fees, and will undergo strict credit checks and referencing.

Lease Price: (Asking Price) £155,000-00 (incl. Goodwill, Fixtures & Fittings & Machinery)

Lease Duration: 10 years with 7 years remaining on the current lease. (TBC)

Rent: £24,000-00 PER ANNUM

Business Rates: £NIL

Agents Note:

Measurements taken are approximate and some may be maximum on irregular walls. The Agent has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order or fit for their purpose. Neither has the Agent checked the legal documents to verify the () Freehold or the (*) Lease of the property. The prospective buyer or tenant is advised to obtain the verification from their respective solicitor or surveyor. (*) Whichever is applicable.*

Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.