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PAUL & SONS

ESTATE AGENTS

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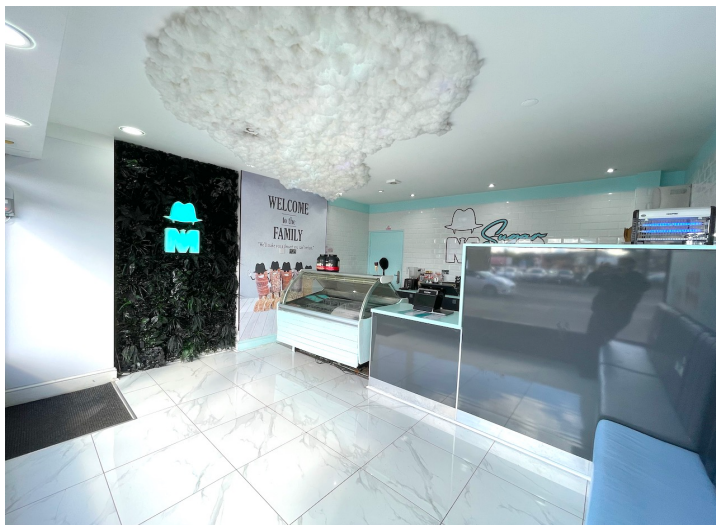
• Residential • Commercial • Sales • Lettings • Management • Property Finance

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LEASE FOR SALE



304 STRATFORD ROAD, SPARKHILL, BIRMINGHAM, B11 1AA



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.



LOCATION

Paul & Sons are pleased to present this prominently located, A1 licensed premises that is currently trading as “The Sugar Mob”; fronting the popular and sought-after location on Stratford Road, Sparkhill/Sparkbrook boundary. Property is ideally situated within a popular and busy shopping stretch, with a strong flow of passing by trade including school and college pupils as well as local residents.

DESCRIPTION

The shop is fitted with a double-glazed shop front, with tiled flooring throughout. The property has been refurbished to a very high standard and decorated in a modern, urban style. The premises comprise of a main seating/waiting area which has a custom designed seating bay.

Beyond the seating area is a preparation/serving area which includes a serving counter placed next to a display fridge showcasing ice cream, this desert parlour has great feedback and reputation for serving some of the best milkshakes and ice cream deserts in the area.

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The premises is fully-equipped with an extensive and exclusive range of all necessary commercial preparation machinery required for the business which will all stay in place for the buyer to use. There is also a WC available in the basement/storage section of the premises this is for staff use only.

There is a sided through a single door on the right side of the premises this door is a shared door amongst other tenants in that building, through that door you can gain entry and come into the shop from the rear.

This is An ideal opportunity not to be missed, viewing is highly recommended to be appreciated, strictly through appointment with Paul & Sons.

GROUND FLOOR

Main Front Area -	15'89" x 18'02"	286.33 SQ FT
Basement/storage -	13'08 x 17'63"	230.60 SQ FT
TOTAL COMMERCIAL AREA -		516.93 SQ FT

FIXTURES & FITTINGS

- Lincat Double fryer
- Canopy
- Gram Fridge
- Chimney cake machine
- Cookie dough oven
- Microwave
- OKPOS EPOS System
- 16 Pan ice cream display freezer
- Logik freezer
- 2 Blendtec blenders
- Malted waffle company waffle machine
- Mini pancake machine
- 3 x Logik Storage freezers
- Temperature Gun
- Breville hand mixer
- Steele table
- Aircon System

IN GOING COSTS

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

Tenure

The Agent understands that the property is available on Lease.

Viewing

Strictly by appointment through Paul & Sons (T) 0121-778-6969 – 0121-771-3435

Lease Price: (Asking Price)	£35,000 - 00 (Inc. Goodwill, Fixtures & Fittings)
Security Deposit:	£3,900-00 (Equivalent to 3 months rent)
Rent:	£1300 PCM
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.*

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