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# Paul & Sons

Estate Agents

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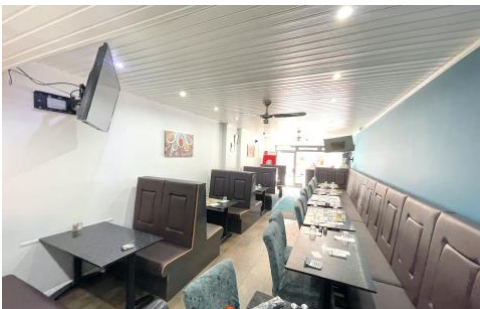
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## LEASE FOR SALE



139 LADYPOOL ROAD, SPARKBROOK, BIRMINGHAM, B12 8LH



(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 Messrs. 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.





### LEASE/BUSINESS FOR SALE

Paul & Sons have great pleasure in introducing the opportunity to purchase the lease of this A3-A5 Licensed premise, currently trading as 'Popular Balti Restaurant & Takeaway'. The property is situated in the sought-after location on Ladypool Road, in close proximity to all essential amenities. It is sited within a strong flow of passing by trade giving it a great business scope and potential.

The ground floor of the property briefly comprises of a main seating area with a serving counter, two customer WC's, preparation area, kitchen, and utility area at the rear. The rear car park is accessible from the utility area.

The first floor is accessed from the ground floor kitchen and comprises of a landing area, room one with the cold-room, a second room and a WC/storage area.

The property benefits from having electric security shutters and car parking to rear.

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

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

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## MEASUREMENTS (all measurements are approximate)

### Ground Floor:

|                                    |                 |              |            |
|------------------------------------|-----------------|--------------|------------|
| Main Seating Area (incl. counter): | 33'39" x 11'06" | 369.29 SQ FT | 34.30 SQ M |
| Preparation Area:                  | 10'01" x 03'65" | 36.53 SQ FT  | 3.39 SQ M  |
| Kitchen:                           | 12'18" x 11'60" | 141.28 SQ FT | 13.12 SQ M |
| Rear Utility Area:                 | 11'79" x 04'75" | 56.00 SQ FT  | 5.20 SQ M  |
| WC - Gents:                        | 04'83" x 08'76" | 42.31 SQ FT  | 3.93 SQ M  |
| WC – Ladies:                       | 10'12" x 02'37" | 23.98 SQ FT  | 2.22 SQ M  |

**Total Ground Floor Area:** **669.39 SQ FT** **62.18 SQ M**

### First Floor:

|                                  |                 |              |            |
|----------------------------------|-----------------|--------------|------------|
| Landing Space (incl. staircase): | 20'54" x 04'19" | 86.06 SQ FT  | 7.99 SQ M  |
| Room 1 (incl. cold-room):        | 11'10" x 15'58" | 172.93 SQ FT | 16.06 SQ M |
| Room 2:                          | 12'27" x 11'12" | 136.44 SQ FT | 12.67 SQ M |
| WC/Storage Area:                 | 13'59" x 06'57" | 89.28 SQ FT  | 8.29 SQ M  |

**Total First Floor Area:** **484.71 SQ FT** **45.03 SQ M**

**TOTAL AREA:** **1154.10 SQ FT** **107.21 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: (Offers Around) £35,000 (incl. Goodwill, Fixtures & Fittings)**

**Lease Duration: New Lease**

**Rent: POA**

**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.*

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