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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

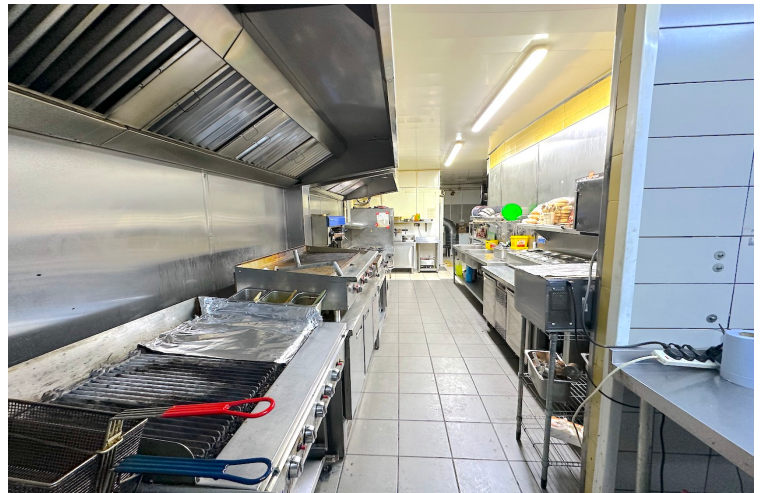


1152 STRATFORD ROAD, HALL GREEN, BIRMINGHAM, B28 8AF



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.



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## 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 Hall Green. We are delighted to present to you an esteemed business for sale: **Bun & Steak!**

### Key Features:

- ✔ Prime Location: Situated in the heart of Hall Green, with high footfall and excellent visibility, Bun & Steak enjoys a central position within this bustling community.
- ✔ Well-Established: With a proven track record of success, Bun & Steak has built a loyal customer base and has become a favourite dining spot for locals and visitors alike.
- ✔ Turnkey Operation: Included in the sale are all fixtures, fittings, and equipment, making it easy for the new owner to take over and start generating revenue from day one.
- ✔ Impressive Facilities: This tastefully designed establishment boasts a modern and inviting interior, creating a comfortable dining experience for customers.
- ✔ Gourmet Menu: Bun & Steak is renowned for its mouth-watering selection of gourmet burgers and succulent steaks, prepared with the finest ingredients and utmost attention to quality.

### Business Highlights:

- ✔ Strong Financials: Bun & Steak has consistently demonstrated impressive profitability, catering to a diverse range of clientele.
- ✔ Well-Known Brand: With a solid reputation within the local community, Bun & Steak has gained recognition as a go-to destination for food lovers seeking a memorable culinary experience.
- ✔ Excellent Growth Potential: The business benefits from a vast opportunity to expand its customer base further, explore catering services, and potentially introduce new menu concepts.

This is a chance for passionate restaurateurs, investors, or entrepreneurs to acquire a successful, turnkey business in a sought-after location. With an exceptional menu, solid financial performance, and room to grow, Bun & Steak provides an irresistible opportunity for the savvy business owner.

First floor is a self-contained two bedroom flat which can have a potential income of £700-£800-00 per month

Contact our Hall Green office today to arrange a viewing or to request further information about this exciting investment.

Let Bun & Steak be your gateway to a delectable entrepreneurial journey!

Act swiftly, as this incredible opportunity won't be on the market for long. Embrace your culinary ambitions and make Bun & Steak yours today!

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*Also available is the Coventry Branch and can be purchased together.*

#### MEASUREMENTS (all measurements are approximate)

##### Ground Floor:

Seating Area (incl. serving):	39'04" x 20'06"	783.14 SQ FT
Main Kitchen & Prep area:	12'05" x 27'11"	326.67 SQ FT
Additional Kitchen Space	10'00" x 11'04"	110.40 SQ FT
Walk-in Freezer	6'06" x 6'05"	36.66 SQ FT
Walk-in Fridge	6'09" x 5'08"	30.93 SQ FT
Store Room	6'07" x 6'10"	37.02 SQ FT

##### Customer wash Area and WC's

Mens WC/Disabled	6'10" x 5'01"	30.56 SQ FT
Womens WC inc 2 cables	7'02" x 9'01"	63.25 SQ FT

**Total Ground Floor Area:** 1418.63 SQ FT 131.79 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) £185,000-00** (incl. Goodwill, Fixtures & Fittings & Machinery)

**Lease Duration: 5 YEARS - RENEWABLE.**

**Rent: £25,500 PA**

**Business Rates: £600 per annum (TBC)**

#### 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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