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# PAUL & SONS

ESTATE AGENTS

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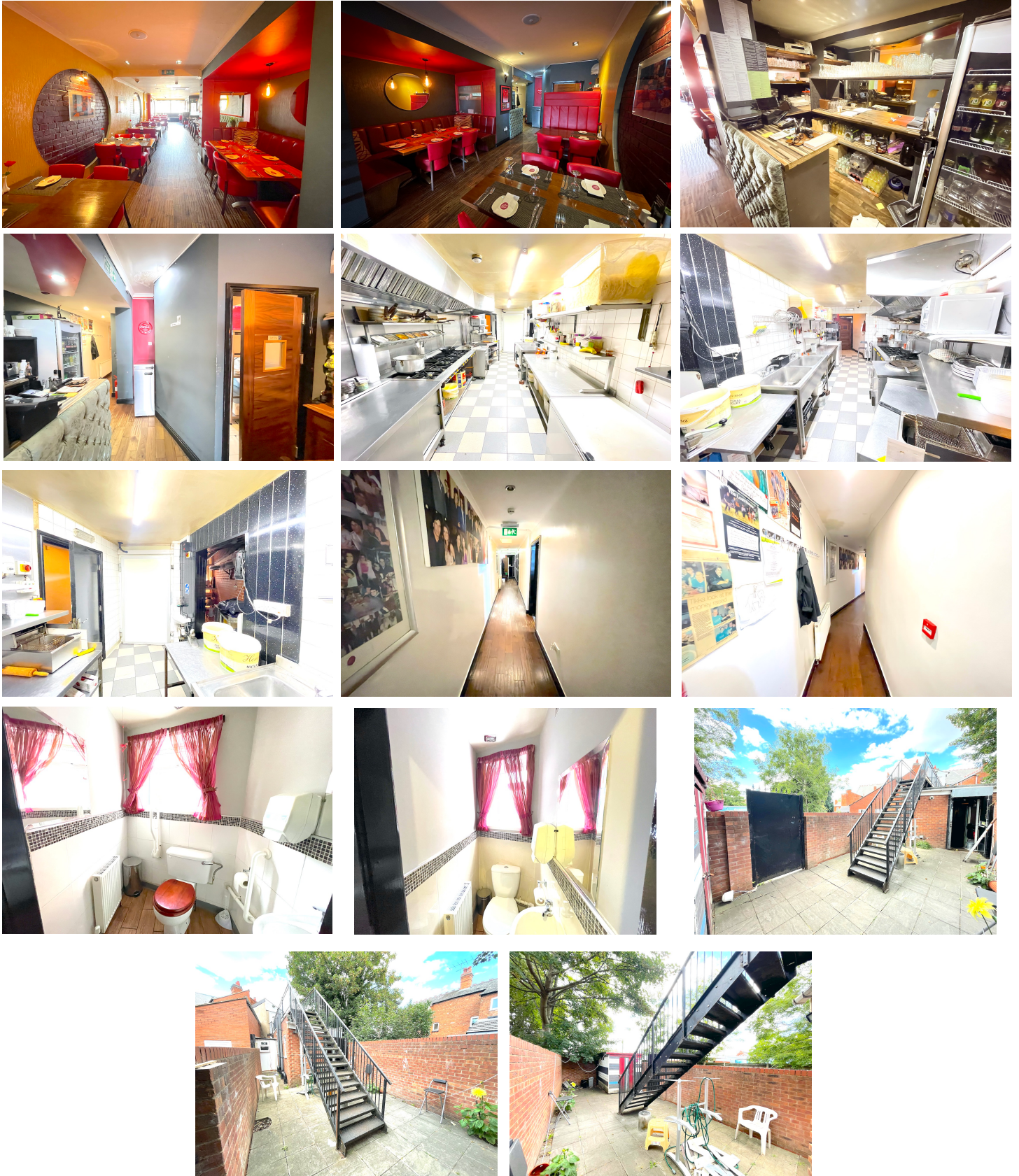
## LEASE FOR SALE



**36 POPLAR ROAD, KINGS HEATH, BIRMINGHAM, B14 7AD**



(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.



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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## LEASE/BUSINESS FOR SALE

Paul & Sons have great pleasure in introducing this two-storey A3/A5 Licensed premise, available on a lease purchase; situated in the sought-after location of Kings Heath, in close proximity to all essential amenities. The property is located within the popular and busy shopping stretch of Kings Heath Hight St. and situated right next to entrance of the Asda Car Park; it is sited within a strong flow of passing by trade including customer flow giving it a great business scope and potential.

The property is currently occupied by a business trading as "Spice Merchant" a restaurant. Spice Merchant is a legend in the restaurant industry, the restaurant has been serving delicious cuisines since the last 25 years and counting. This restaurant has a prodigious local following and a great reputation locally and nationally.

The property briefly comprises of restaurant seating area of around 60 seats, followed by a small bar with refrigerators for cold drinks, which then leads to a small corridor from which the WC's are accessed from, this premises also has a fire exit which leads to the rear garden which also can be accessed vis the side of the building.

The property is fully equipped with an extensive and exclusive range of all necessary commercial cooking/food preparation machinery

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

### MEASUREMENTS (all measurements are approximate)

#### Ground Floor:

Seating Area (Including the private seating bay):	48'89" x 13'58"	663.92 SQ FT	61.68 SQ M
Bar Area:	08'20" x 5'12"	41.98 SQ FT	3.9 SQ M
Kitchen:	27'30" x 8'80"	240.24 SQ FT	22.31 SQ M
Cold room in kitchen	06'64" x 3'66"	24.30 SQ FT	2.25 SQ M
Storage room in kitchen	13'51" x 03'78"	51.06 SQ FT	4.74 SQ M
Corridor to the rear garden and WC's	03'78" x 44'79"	169.30 SQ FT	15.72 SQ M
Ladies WC	04'13" x 04'86"	20.07 SQ FT	1.86 SQ M
Mens WC	03'99 x 02'78"	11.09 SQ FT	1.03 SQ M
Staff WC	03'99 x 02'78"	11.09 SQ FT	1.03 SQ M
Staff WC	03'90" x 03'39"	13.22 SQ FT	1.22 SQ M
	<b>TOTAL AREA:</b>	<b>1246.27 SQ FT</b>	<b>115.74 SQ M</b>

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## 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 ) £75,000-00** (*incl. Goodwill, Fixtures & Fittings & Business Machinery*)

**Lease Duration: NEW LEASE.**

**Rent: £20,800-00 PER ANNUM**

**Business Rates: £ 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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