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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



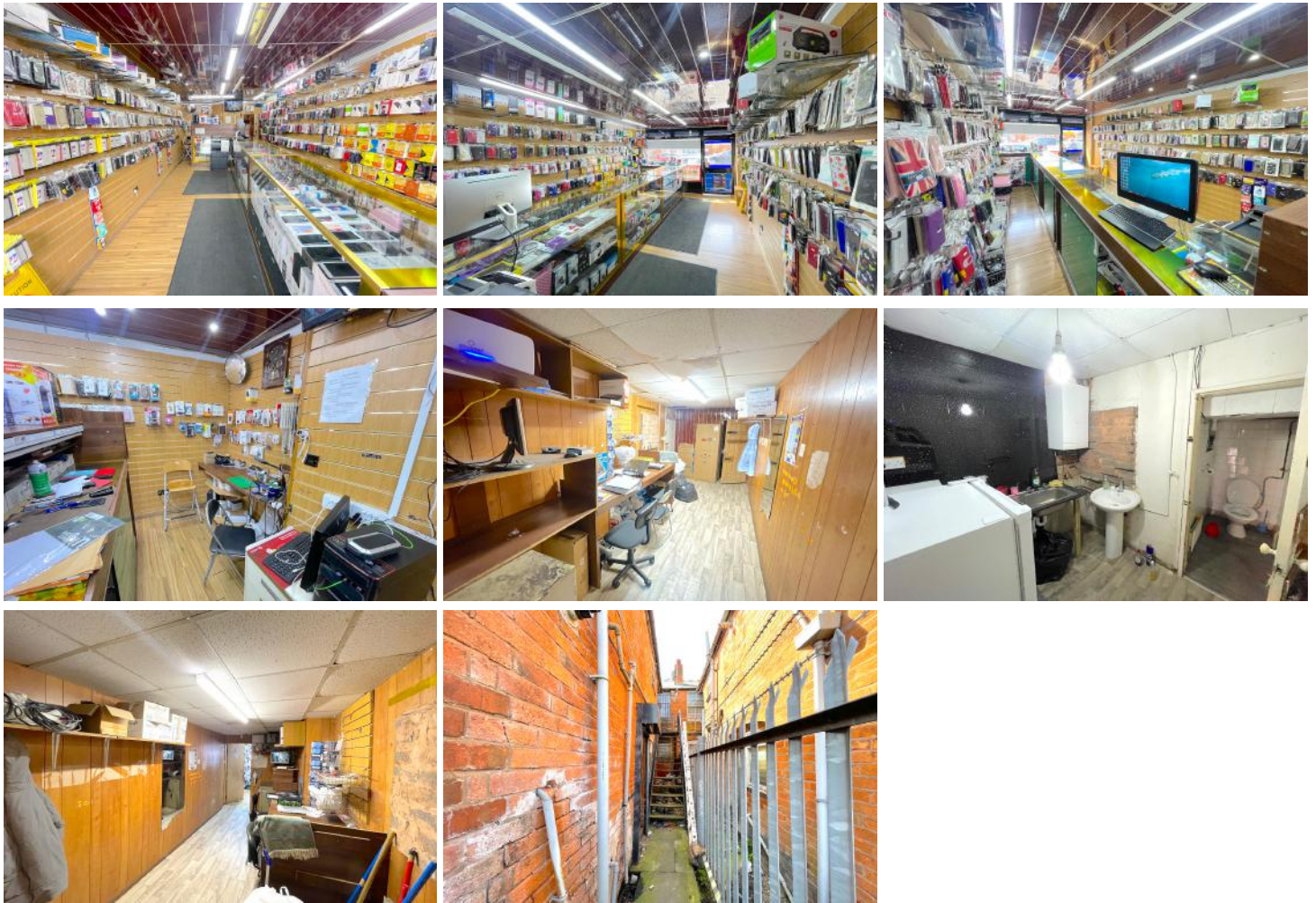
540 Coventry Road, Small Heath, Birmingham, B10 0UN



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/LEASE FOR SALE

Paul & Sons have great pleasure in introducing the opportunity to purchase the lease of this A1 Licensed premise, currently trading as "Fix My Phone".

The property fronts Coventry Road in Small Heath, Birmingham; the property is in close proximity to all essential amenities with a strong flow of passing by trade and a large residential catchment area, giving it a great business scope and potential.

The property briefly comprises of the main shop floor, followed by an office, kitchen, and WC at the rear.

The first floor contains a flat with 2 bedrooms, one kitchen and 1 bathroom, accessed through the rear.

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

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## MEASUREMENTS (all measurements are approximate)

Main Shop Front:	26'09" x 10'04"	279.76 SQ FT	25.99 SQ M
Rear Office:	07'11" x 17'11"	121.16 SQ FT	11.25 SQ M
Kitchen:	06'05" x 07'03"	47.45 SQ FT	4.40 SQ M
WC:	05'06" x 02'07"	15.12 SQ FT	1.40 SQ M
<b>TOTAL AREA:</b>		<b>463.49 SQ FT</b>	<b>43.04 SQ M</b>

## 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 and Stock)**

**Lease Term: Renewable**

**Rent: £1650 per month**

## 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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