

**BUSINESS FOR SALE - 138, Narborough Road, Leicester, LE3 0BT**



**Description:**

An established kebab and pizza takeaway located on a popular main road. The property comprises of a ground floor shop with kitchen and shared yard area. The business is offered for sale fully equipped and is currently trading.

**Location:**

The shop premises is located in the West End of Leicester on the A5460 Narborough Road close to its junction of Upperton Road, within a mixture of shops, offices and bars.

**Directions:**

Leave Leicester City Centre via St Nicholas' Circle and St Augustine Road, turning left into Narborough Road at its junction with Tudor Road. Continue along crossing the Hinckley Road and Braunstone Gate junction for a quarter of a mile where the property will be located on the left hand side of the road.

Accommodation (all measurements are approximate):

Shop: 13'2" x 16'2" & 10'9" x 14'4"

Rear Shop Area: 19'0" x 12'3"

Cooking Area: 9'5" x 6'8"

Kitchen: 14'10" x 10'0"

Outside: Shared side yard area.

Services:

All mains services are connected.

Rental:

We are seeking a rental of £8,500 pa exc.

Lease:

The premises are available by way of a sublet of the existing lease. The lease is a 15 year lease from 24.03.05 with 5 year rent reviews, there are approximately 10 years remaining of the lease.

Premium:

We are seeking a premium of £15,000 for the business including fixtures and fittings.

Accounts:

Details of accounts are available on request.

Business Rates:

The rateable value of the entire premises is £2,500. The rates payable are to be re-assessed by Leicester City Council.

Viewing:

By appointment through the sole selling agents.

## The Property Mis-description Act 1991:

These sales particulars have been written to conform to the Property Mis-description Act. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on Rating Assessments and Town and Country planning matters have been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment.
3. All information on the availability of main services is based on information supplied to us. Interested parties are recommended to arrange for any tests to be carried out prior to acquisition.

## Health and Safety:

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.