

Branch Office:
1130 Stratford Road
Hall Green
Birmingham B28 8AE
Tel: 0121 778 6969
Fax: 0121 778 6967

Paul & Sons

Estate Agents

Head Office:
427 Stratford Road
Sparkhill
Birmingham B11 4LB
Tel: 0121 771 3435
Fax: 0121 772 2973

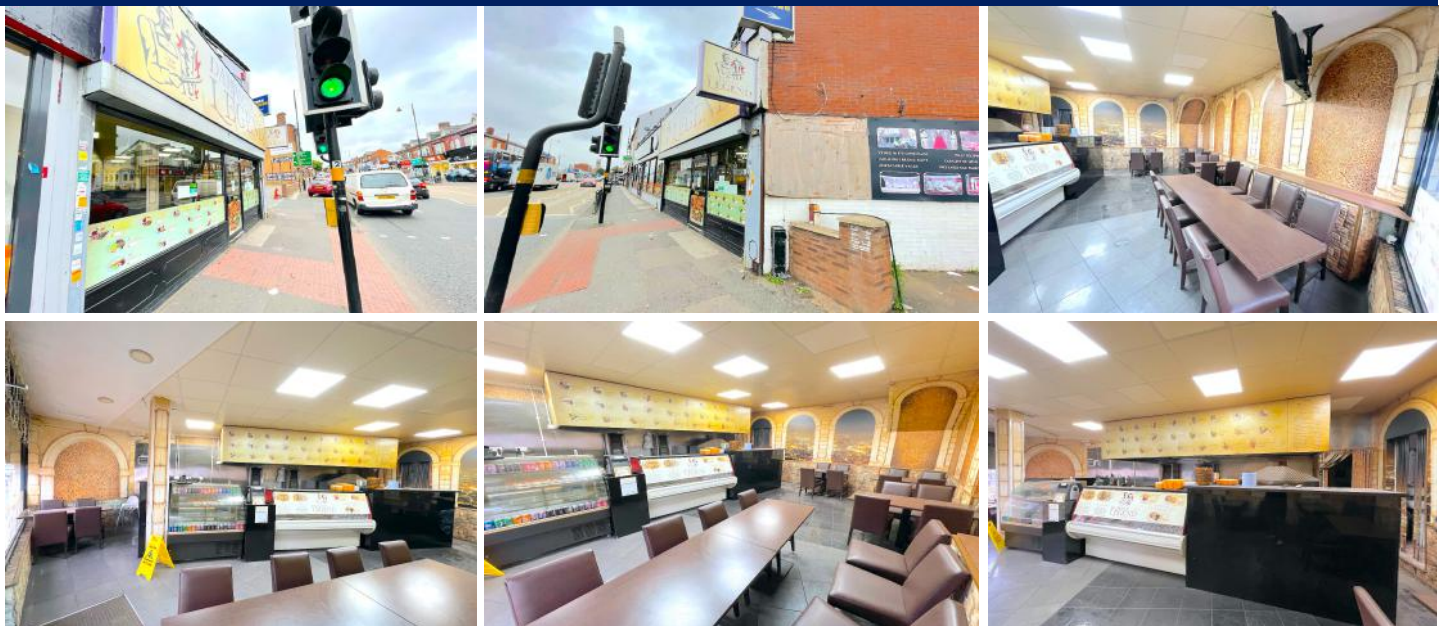
• Residential • Commercial • Sales • Lettings • Management • Property Finance

www.paulandsons.co.uk (e) info@paulandsons.co.uk

LEASE FOR SALE



370 STRATFORD ROAD, SPARKHILL, BIRMINGHAM, B11 4AB



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.



LEASE/BUSINESS FOR SALE

Paul & Sons have great pleasure in introducing this two-storey A3 Licensed premise, available on a lease purchase; situated in the sought-after location of Sparkhill, in close proximity to all essential amenities. The property is located within the popular and busy shopping stretch of Stratford Road and next to the Piccadilly Cinema and Banqueting Hall; 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 "Damascus Legend" a restaurant and takeaway. Damascus Legend was awarded as Best in the Lebanese Restaurant category, in the 2021 British Kebab Awards.

The property briefly comprises of takeaway/dining area, utility and washroom to the ground floor. The first floor comprises of two rooms, landing area and separate WC.

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

(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.

MEASUREMENTS (all measurements are approximate)

Ground Floor:

Seating Area (incl. serving and cooking area):	30'46" x 18'37"	559.55 SQ FT	51.98 SQ M
Utility & Washroom:	13'21" x 06'74"	89.03 SQ FT	8.27 SQ M

Total Ground Floor Area: **648.58 SQ FT** **60.25 SQ M**

First Floor:

Room 1:	07'98" x 07'98"	63.68 SQ FT	5.91 SQ M
Room 2:	14'12" x 09'96"	140.63 SQ FT	13.06 SQ M

Total First Floor Area: **204.31 SQ FT** **18.98 SQ M**

TOTAL AREA: **852.89 SQ FT** **79.23 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) £85,000 (incl. Goodwill, Fixtures & Fittings & Machinery)

Lease Duration: 22 years remaining on the current lease.

Rent: £2060 per month

Business Rates: £1565 per annum

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.*

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.