

MASON YOUNG

PROPERTY CONSULTANTS

BUSINESS LEASE FOR SALE

HOT FOOD TAKEAWAY WITH
RESIDENTIAL ACCOMMODATION



**25 COLWICK ROAD, SNEINTON,
NOTTINGHAM, NG2 4AL**
1,323 SQ FT (123 SQ M)

- HOT FOOD TAKEAWAY
- PROMINENT LOCATION
- BUSINESS LEASE FOR SALE
- THREE BEDROOM FLAT ABOVE

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LOCATION

The premises are prominently positioned fronting Colwick Road, located within a predominantly residential area of Sneinton, Nottingham City Centre is situated approximately 2.5 miles North West. Colwick Road is close to the junction of Sneinton Hermitage, which in turn connects to the A612 (Manvers Street).

DESCRIPTION

The premises comprise of a three-storey brick built building surmounted by a pitched tiled roof. Internally the property is arranged as a self-contained takeaway on the ground floor with a suspended ceiling, fluorescent strip lights, tiled floors and walls, kitchen, extractor canopy and a cold store. The upper floors provide residential accommodation with laminate covered floors, plastered and painted walls, three bedrooms, a kitchen and a bathroom.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Takeaway	1,323	123
TOTAL	1,323	123

*Please note that the first and second floors have not been measured

PLANNING

Interested parties should contact Nottingham City Council Planning Department on 0115 8764447.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is let on a 20 year lease with effect from 8th April 2021. A premium of £30,000 is sought in respect of the goodwill, fixtures and fittings. The passing rent is £10,400 per annum exclusive.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £1,875. Rates payable will be in the region of £935.62 per annum. Small business rates relief may apply.

Interested parties are advised to make their own enquiries to Nottingham City Council on 0115 915 4819.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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