



PAM ESTATES LTD

187 Rookery Rd, Handsworth,
Birmingham, B21 9QZ

0121 554 9990

Mayple Drive, Walsall, West Midlands, WS5 4JJ

£13,000 per annum



- T/A Maple Grill
- Kebabs / Curries / Burgers / Pizza
- Sales Area 513 Sq ft (Approx)
- Turnover £1500 Per Week
- Preparation Room
- Rent £13,000 Per Annum
- Business Premium £45,000
- Business Rates - To be confirmed by City Council

Pam Estates Ltd offer this established, leasehold fast food takeaway for sale in Walsall, with sales of traditional fish and chips, pizza's, kebabs, southern fried chicken, grilled food & curries. Sales average £1500 p/w with a gross profit yield in the region of 50%. Superbly fitted and designed shop floor area to a high standard, comprises of a sales area, rear food preparation area, WC, small rear yard.

To the first floor there is a separate entrance to a self contained, two bedroom flat having a separate side entrance is available at £6600 per annum.

Tenure: Leasehold, new lease available on FRI terms at £13,000 per annum.

Business Premium of £45,000 is being sought in respect of the existing business.

Each party is liable for their own legal costs on completion.

Agents Fee: To be paid by new tenant.

For viewings and further information contact sole agents Pam Estates Ltd.

Misdescriptions Act

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Pam Estates Ltd. has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Pam Estates Ltd. has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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