

VERY SUCCESSFUL TAKE-AWAY

NORWICH, NORFOLK

REF: R35745E

☎ 01603 662 662
✉ anglia@emfgroup.com
🌐 www.emfgroup.com

COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING

CONFIDENTIAL
SALE



For further information or the accounts click to
[COMPLETE ONLINE NON-DISCLOSURE FORM](#)

- Very Highly Regarded Take-Away
- High Weekly Turnover
- Own In-House Delivery Team
- 5 Star Food Hygiene Rating
- 3 Bedroom Flat Above Included
- Excellent Reputation & Reviews
- Online Ordering via Own App/Website
- Staff Led - Little Owner Involvement
- Well Equipped Kitchen
- Strictly Confidential - Call for Full Details

LEASEHOLD: £275,000

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on
01603 662 662

Energy performance certificate (EPC)

	Energy rating C	Valid until: 2 August 2033
--	---------------------------	-----------------------------------

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	64 square metres

Rules on letting this property

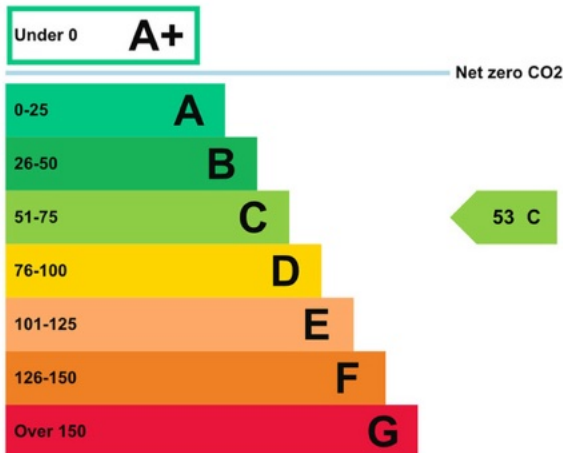
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



ADDITIONAL INFORMATION

REFERENCE NUMBER

R35745E.

OPENING HOURS

5:00pm to 10:00pm Monday to Sunday. Licence to open until 12:00pm.

TENURE

Leasehold for a term of 20 years from October 2019.

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of/or the grant of a new lease.

RENT PAYABLE

£18,000 per annum with rent reviews every 4 years.

RATES PAYABLE

Nil. We are advised that the business benefits from Small Business Rate Relief.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

STAFF

14 total staff in rotation.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a 'C' rating and a score of 53.

PRICE

£275,000.

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.