



HOUSE - DETACHED (EPC RATING: )

**THE LODGE HIGH STREET, COLNBROOK,  
SL3 0LX**

**£65,000**

Council Tax Band

Call us on

**02072 20521**

**info@stonebanks.co.uk**  
**stonebanks.co.uk**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



# 0 Bedroom House - Detached located in Colnbrook

Stonebanks takes great pride in introducing to the market a contemporary takeaway establishment situated within Colnbrook Village. This venture garners significant patronage, benefiting from a substantial influx of customers, both through direct patronage and home deliveries. Renowned for its diverse culinary offerings including kebabs, burgers, pizzas, desserts, sides, and more, the establishment caters to a wide range of tastes.

Undoubtedly, this presents an exceptional opportunity for interested parties to immerse themselves in a well-established enterprise poised for continued growth and expansion. The advantageous location within a bustling town center, merely a brief 5-minute commute from London Heathrow Airport, further enhances the business's accessibility and visibility. Surrounded by an array of retail outlets and essential amenities, including prominent supermarkets, the establishment caters not only to local residents but also to transient travelers and office occupants in close proximity.

With regard to financial viability, specific turnover figures are available upon request. Noteworthy considerations include a remaining lease term of seven years, with the option for renewal, coupled with the enviable proximity to globally recognized hotel chains such as Hilton Hotel, Holiday Inn (two establishments), and ibis hotel, alongside numerous bed and breakfast accommodations. Furthermore, the strategic location adjacent to Heathrow Bath Road and close proximity to Heathrow Terminals 1 and 5 underscore the business's enduring appeal and revenue-generating potential.

In summary, this offering represents a compelling prospect for discerning entrepreneurs seeking to capitalize on a well-established, lucrative enterprise, poised for sustained success and profitability from day one. Business for sale as a transfer of a good concern. The property will be sold as a good will asset with fixtures and fittings. Premium: POA

