

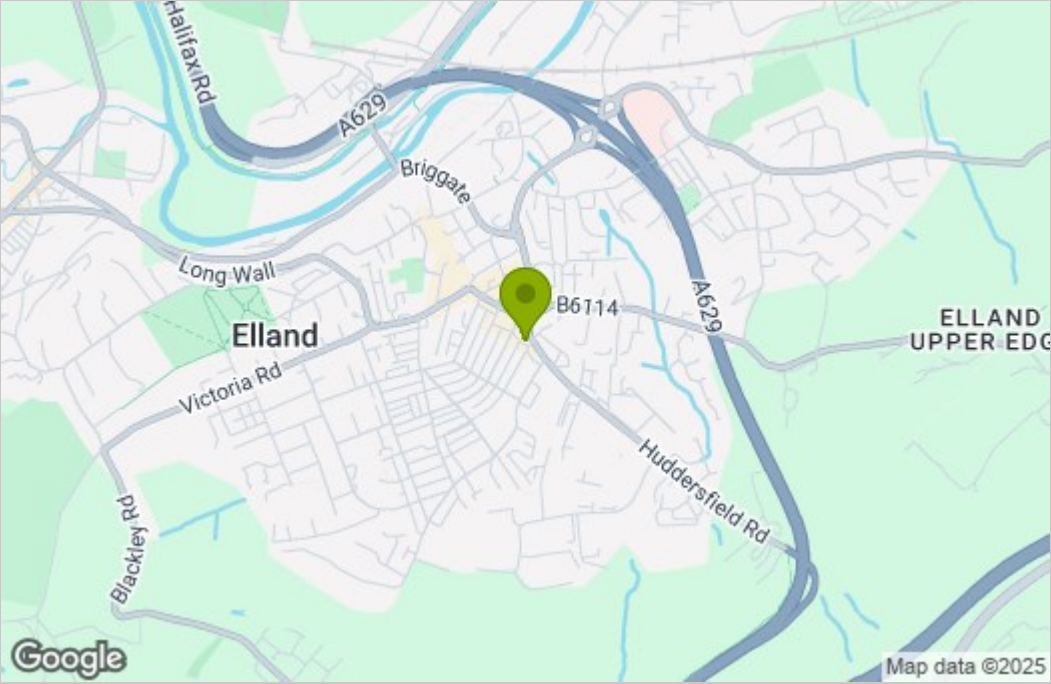


Offered FOR SALE is this well established sandwich shop in this busy position in Elland town centre. Wooden double entrance doors and wooden single glazed windows to front and side. The shop has base units with a laminate worktop and tiled splashbacks. Range oven (gas and electric), under counter fridge and two sink and drainers. Counter display fridge, coffee machine, double drinks fridge, fridge and freezer. CCTV (new monitor needed), hot water heated (installed 2023). Cellar with freezer, under counter freezer, meat slicer, soup warmer, two under counter fridges and various catering equipment. Asking price is for the business and the stock. For sale as a going concern with staff. Rent is £500pcm on a nine year lease which runs to August 2028. As well as the busy shop the business also does outside catering.

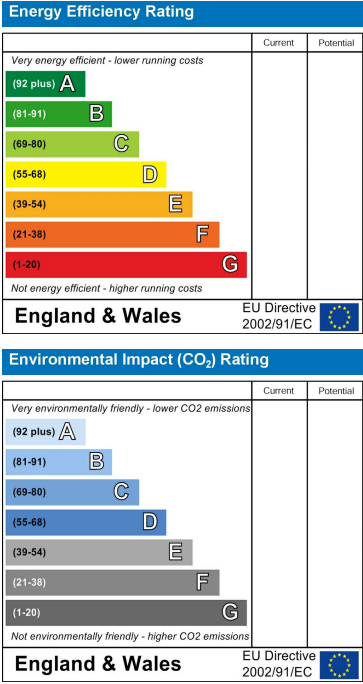


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.