

**Simon Blyth**  
ESTATE AGENTS



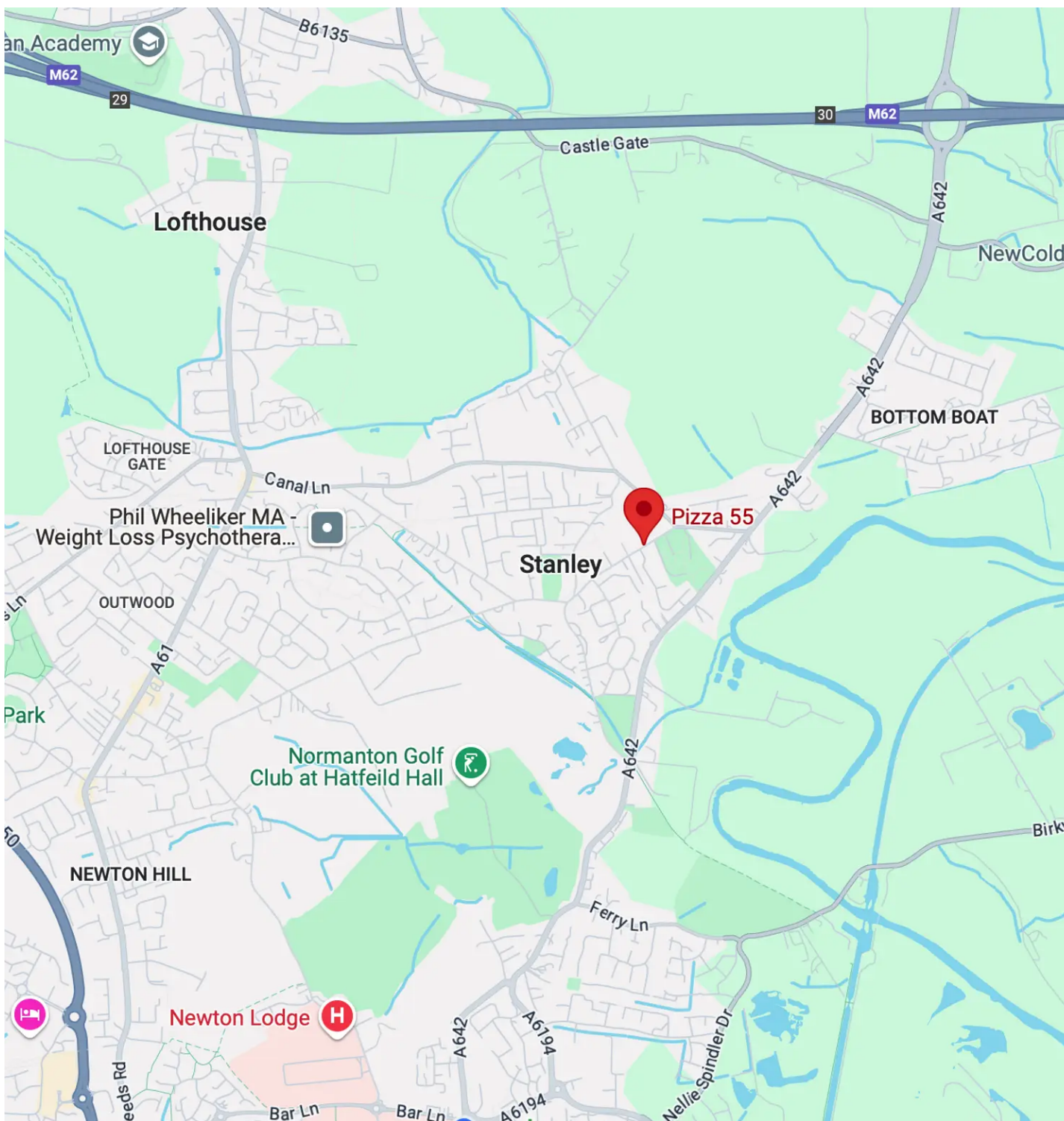
**Pizza 55, Lake Lock Road**

Wakefield

**Offers Around £250,000**







## Pizza 55,

Lake Lock Road, Wakefield

Tenure: Freehold

### **A FANTASTIC OPPORTUNITY TO PURCHASE AN ESTABLISHED TAKEAWAY BUSINESS AND DETACHED REFURBISHED PREMISES**

A fully refurbished two storey detached property currently operating as a Pizza Takeaway with extensive kitchen equipment, giving a fantastic opportunity to anyone looking to own their own business and premises. Located on Lake Lock Road, the property has excellent road frontage, with parking to the side and situated in a busy residential area.



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#### **INTERNALLY**

The property is brick built and is fully rendered, set over two floors with single storey entrance and counter area to the side. Internally there is Counter/serving area, large kitchen area and prep/storage area to the rear. At first floor there are two good sized rooms currently used as prep and storage area and W.C.

#### **EQUIPMENT**

The property is fully fitted out with a range of stainless steel kitchen and cooking equipment including two large pizza ovens and a high quality extraction system installed.

#### **EXTERNALLY**

Externally, there is a small area to the front with further storage/parking to the back of the property. There is a high quality CCTV system fitted and alarm.

#### **PRICE**

Offers around £250,000 are sought for the premises, business, goodwill and equipment.

#### **BUSINESS RATES**

Further information on the business accounts and rates are available upon request.





## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



**PROPERTY VIEWING NOTES -**



## Simon Blyth Estate Agents

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