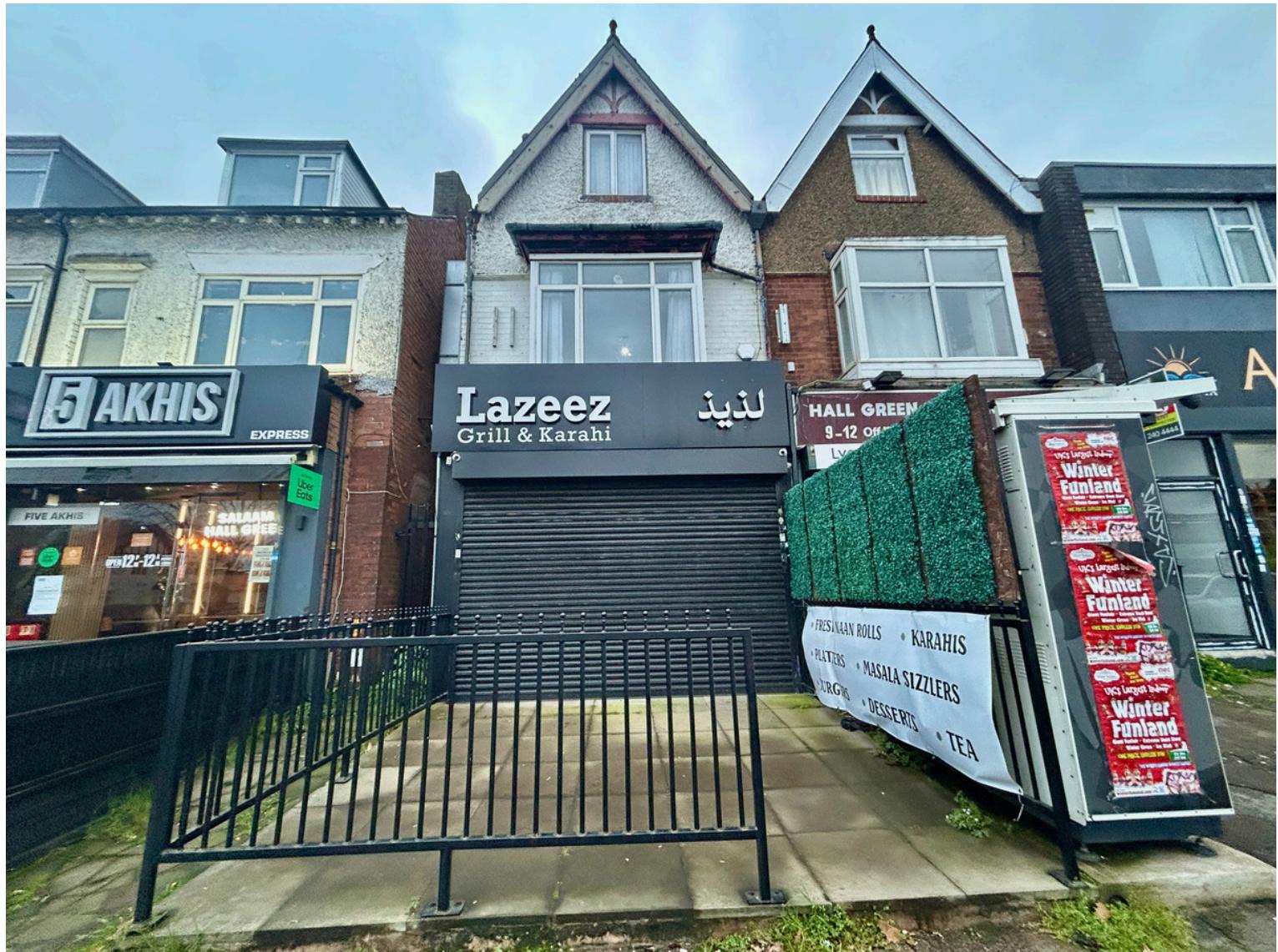




PROPERTY PRO

Stratford Road, Hall Green



FOR SALE

£50,000

Established restaurant and takeaway with flat above, strong online presence and excellent trading location.

- Leasehold
- Approx 1,310 sq ft site
- Prime A34 Stratford Road location
- High footfall & strong visibility
- Three-storey premises with flat above
- Additional residential income
- New lease available



DESCRIPTION / LOCATION

Property Pro are pleased to present Lazeez, a well-established and highly regarded restaurant and takeaway business trading from a prominent three-storey premises on the A34 Stratford Road, Hall Green. The business benefits from strong visibility, consistent footfall and an excellent online reputation, and is offered for sale on a leasehold basis to include all fixtures and fittings. The property also benefits from additional residential income from the two-bedroom flat above.

Occupying a prime position on one of Birmingham's busiest arterial routes, the property is surrounded by dense residential catchments, local amenities and established commercial occupiers. The location is well served by public transport, with regular bus services and Hall Green Train Station nearby, providing easy access to Birmingham City Centre, Solihull and the wider Midlands motorway network.

TRADING INFORMATION

The business enjoys a strong and established trading profile, supported by excellent customer feedback and digital presence, including a 4.9★ Google rating, 4.4★ Uber Eats rating (1,000+ reviews), a 5★ Food Hygiene Rating and active social media engagement. Current opening hours are 4:00pm–11:00pm Sunday to Thursday and 4:00pm–12:00am on Fridays and Saturdays. Weekly sales figures are available to genuinely interested parties following an initial viewing.

TENURE/PRICE

The business is offered for sale on a leasehold basis.

- Goodwill price: £50,000 (to include all fixtures and fittings)
- Commercial rent: £1,550 per calendar month
- Residential flat income: £800 per calendar month

The current lease expires in September 2026. A new lease is available, with length and terms fully negotiable with the landlord. Rent reviews are every five years.

VAT

All prices quoted are exclusive of VAT, which we understand may be payable.

EPC

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

BUSINESS RATES

We are advised that there are currently no business rates payable for the commercial premises. Interested parties are nevertheless advised to make their own enquiries with Birmingham City Council to confirm the current rating position.

AML

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Strictly by prior appointment with sole agents, Property Pro.

CONTACT DETAILS

Idrees Mohammed
0121 240 4444
info@propertyprouk.com



