



PROPERTYPRO

Stratford Road, Hall Green



FOR SALE

£49,999 (Goodwill)

Established takeaway with flat above, strong footfall, high ratings and income potential

- Leasehold business for sale
- Entire building included (commercial + residential)
- Prime A34 Stratford Road position
- New 7-year lease available
- Approx. £22,500 per annum rent
- Additional residential income potential
- All fixtures and fittings included



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DESCRIPTION / LOCATION

Property Pro are pleased to present Lazeez, a well-established restaurant and takeaway business operating from a prominent three storey premises on the A34 Stratford Road, Hall Green. The business benefits from strong roadside visibility, high footfall and an excellent online reputation.

The accommodation comprises a customer seating area, fully equipped kitchen and preparation space, rear ancillary storage and customer W.C. facilities. Externally, there is a small forecourt to the front and a rear yard providing parking for approximately 2-3 vehicles.

The business is offered for sale on a leasehold basis, including all fixtures and fittings, with the lease to include both the commercial premises and the residential accommodation above. The residential flat is currently generating approximately £9,600 per annum, providing an additional income stream.

The property occupies a prime position on one of Birmingham's busiest arterial routes, with regular bus services, nearby Hall Green Train Station and easy access to Birmingham City Centre, Solihull and the wider motorway network.

TRADING INFORMATION

The business has an established trading history and strong reputation, supported by a 4.9★ Google rating, 4.4★ Uber Eats rating with over 1,000 reviews, and a 5★ Food Hygiene Rating. 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.

TENURE/PRICE

The business is offered for sale on a leasehold basis at a goodwill price of £49,999, inclusive of all fixtures and fittings. A new 7 year renewable lease will be granted by the landlord, with rent of approximately £22,500 per annum for the entire building. The current passing rent is £18,500 per annum. The residential accommodation is included within the lease and currently generates approximately £9,600 per annum, providing an opportunity to offset business overheads.

VAT

We are advised that VAT is not applicable. Interested parties should verify this position independently.

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



