



PROPERTYPRO

Ladypool Road, Birmingham



## FOR SALE

**£150,000 Goodwill**

Established café business with strong turnover, corner position and significant future growth potential.

- Well established café business
- Prominent corner position
- Approx. £4,000–£5,000 weekly turnover
- Lease until March 2031
- Rent £1,170 pcm
- Two additional external storage areas
- Excellent growth potential
- Ground floor commercial premises only



## Ladypool Road, Birmingham

### DESCRIPTION / LOCATION

Property Pro are delighted to present this well established restaurant business occupying a prominent double fronted position on Ladypool Road, one of Birmingham's most recognised restaurant destinations. Successfully operated by the current owners for approximately 13 years, the business has built a strong reputation and loyal customer base across Birmingham and the wider West Midlands.

The premises comprise the entire building, including a spacious restaurant providing approximately 90 covers, a fully equipped commercial kitchen, two cold rooms, ancillary storage, customer W.C. facilities and a private rear yard. The upper floors comprise a self contained four-bedroom flat with independent access, included within the lease, offering potential rental income of approximately £2,000 per calendar month.

Occupying one of Birmingham's busiest food destinations, the property benefits from high footfall, a strong residential catchment and excellent transport links, providing an outstanding opportunity for an incoming operator.

### TRADING INFORMATION

- Weekly turnover available to genuinely interested parties
- Google Rating: 4.3★ (888 reviews)
- Just Eat Rating: 4.2★
- TripAdvisor Rating: 4.2★
- Food Hygiene Rating: 4

Opening Hours:

Monday – Friday: 4:00pm – 11:00pm

Saturday & Sunday: 12:00pm – 11:00pm

Growth potential through social media and online delivery platforms.

### TENURE/PRICE

The business is offered for sale on a leasehold basis with Offers in Region of £150,000 sought for the goodwill, including all fixtures and fittings.

Approximately five years remain on the current lease at a rent of £42,000 per annum, with the landlord willing to grant a new lease upon expiry. The lease includes the entire building, including the four bedroom flat.

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### 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

Business rates are to be confirmed. Interested parties must satisfy themselves as to the current rating assessment and any rates payable by making their own enquiries with Birmingham City Council.

### 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

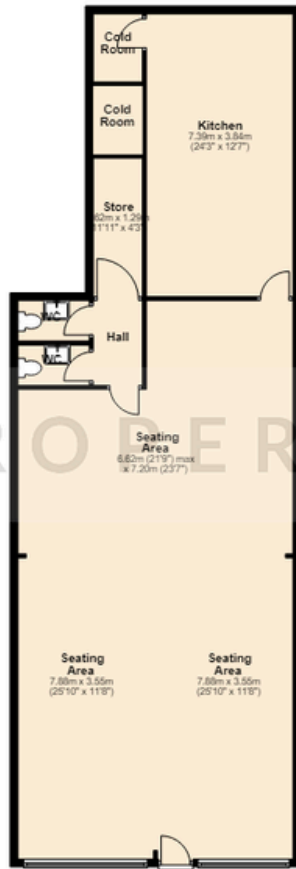
info@propertyprouk.com



Ground Floor  
Approx. 144.2 sq. metres (1552.3 sq. feet)



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Total area: approx. 144.2 sq. metres (1552.3 sq. feet)

Floor plans are provided for guidance only and are not to scale. All measurements are approximate and may have been adjusted for layout or design purposes. Color and window positions are approximate. The information is believed to be correct but cannot be guaranteed and should not be relied upon as statements of fact. Purchasers are advised to verify all details independently prior to any commitment. Plan produced using PlanSpace.

