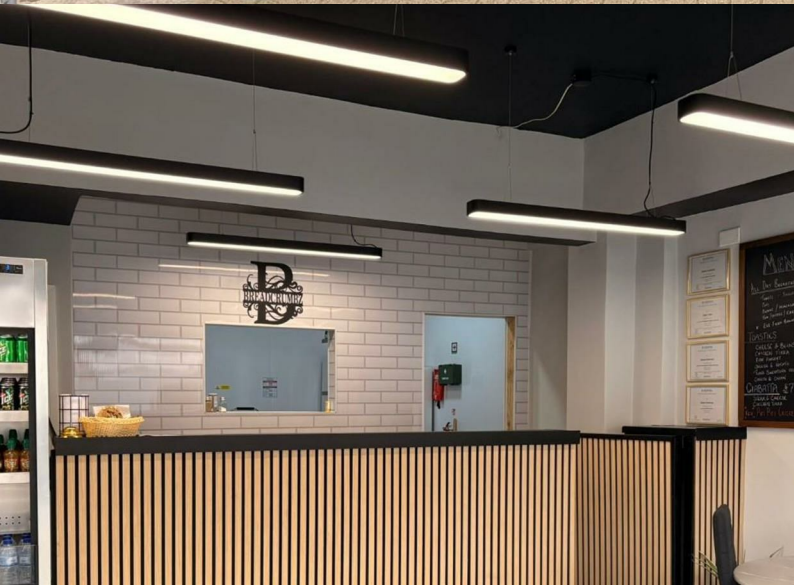


# HUNTERS®

HERE TO GET *you* THERE



Rookery Road

Handsworth, Birmingham, B21 9QG

£700 Per Month



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Council

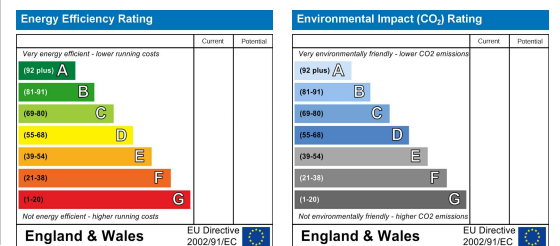
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Handsworth Office on 01215515001 if you wish to arrange a viewing appointment for this property or require further information.



### Café Business for Sale – Prime Rookery Road Location

An excellent opportunity to acquire a well-established café situated in a prominent position on the busy Rookery Road. The property benefits from high levels of passing footfall and a strong mix of nearby offices, schools, and residential properties, ensuring consistent trade throughout the day.

### Property Description:

The premises comprise a well-presented ground floor café with a customer seating area and serving counter to the front. To the rear is a kitchen preparation area, along with WC facilities and a wash hand basin. The property is connected to mains water and electricity (please note there is no gas supply).

This is an ideal opportunity for an owner-operator or investor seeking a compact, well-located café with an established customer

### Key Features:

- Rent: £700 per calendar month
- New lease available
- Goodwill: £15,000 (inclusive of fixtures and fittings)
- Food Hygiene Rating: 4
- Established business with 5-star Google reviews
- Small Business Tax Relief

## MATERIAL INFORMATION

- Tenure:**
- Lease Years Remaining:**
- Annual Ground Rent:**
- Review Period:**
- Review Increase:**
- Service Charge:**
- Shared Ownership:**
- Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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