

Horse Fair | Rugeley | WS15 2EJ

Guide Price £210,000

Webbs estate agents

Summary

** FREEHOLD INVESTMENT OPPORTUNITY ** BUSINESS UNAFFECTED **FULL REPAIR LEASE ** GROUND FLOOR RESTAURANT ** KITCHENS ** PANTRY ** FIRST FLOOR FUNCTION ROOM ** TOILETS ** REAR SUPPLIER ACCESS ** TOWN CENTRE LOCATION ** CURRENT YIELD £18,840 pa ** FULLY FITTED KITCHEN INCLUDED ** FULLY FITTED SHOP FLOOR FRONT INCLUDED ** CALL RUGELEY OFFICE FOR ACCESS 01889 583377 **

Webbs Commercial are delighted to offer for sale this FREEHOLD, High street investment property located on Horse fair in Rugeley. THE EXISTING BUSINESS IS UNAFFECTED. The property is currently, and has been for a long period, operating as an Indian restaurant. in a popular, buoyant and bustling area of the market town. The ground floor begins with a reception area, bar area and eatery. With the food preparation and storage areas located to the rear of the building. On the first floor there is additional seating, that can also be used for private functions and the customer toilets. To the rear there is an enclosed yard area that gives direct access into the storage and preparation areas for deliveries etc.
** INCLUDES A FULLY FITTED, OPERATIONAL COMMERCIAL STAINLESS STEEL RESTAURANT KITCHEN WITH EQUIPMENT ** (Further details available)
** INCLUDES FULLY FITTED RESTAURANT SHOP FLOOR FRONT ** (Further details available)
Early viewing is highly recommended to fully appreciate all it has to offer and is available STRICTLY VIA THE MARKETING AGENTS ONLY.

Key Features

- FREEHOLD INVESTMENT OPPORTUNITY £18,840 PA
- FULL REPAIR LEASE
- FOOD PREPARATION AREA FULLY FITTED KITCHEN INCLUDED
- FIRST FLOOR FUNCTION AREA
- REAR VEHICLE ACCESS
- CURRENT BUSINESS NOT AFFECTED
- GROUND FLOOR RESTAURANT
- FOOD STORAGE AREA
- CUSTOMER TOILETS
- CALL WEBBS RUGELEY FOR ACCESS ONLY

Rooms and Dimensions

RECEPTION LOBBY

RESTAURANT
43'2" x 15'1" (13.17 x 4.60)

FOOD PREPARATION AREA
11'1" x 14'11" (3.40 x 4.57)

FOOD STORAGE AREA

FIRST FLOOR

RESTAURANT SEATING / FUNCTION ROOM
15'7" x 14'10" (4.75 x 4.53)

CUSTOMER TOILETS

OUTSIDE

Identification Checks








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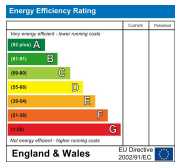

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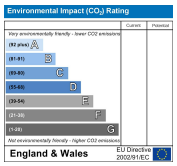

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