

**BUSINESS
FOR SALE**

Ramna Balti, 30 Wyle Cop,
Shrewsbury, SY1 1XF

Halls¹⁸⁴⁵

COMMERCIAL



- Profitable Indian restaurant
- 40 covers
- Fully licensed

Price: Offers in the region of £49,995 (Exclusive)

hallsgb.com

01743 450 700

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LOCATION

The property is situated fronting onto Wyle Cop which serves as one of the main arterial roads into Shrewsbury Town Centre but has established itself as a main retail street for Independent retailers in the Town of Shrewsbury.

Shrewsbury is the County Town of Shropshire and is an established tourist and administrative centre. The property is situated within close proximity of a number of the town's main car parks.

DESCRIPTION

The property comprises a ground floor restaurant extending to 39 m sq (420 sq ft) and offering 40 seated covers and a bar/servery area.

The kitchen extends to 23 m sq (248 sq ft) and comprises all equipment/fixtures and fittings associated with an Indian restaurant and takeaway.

There is a seated area for takeaway customers extending to 7 m sq (75 sq ft) and comprising built in seating/soft furnishings. Externally, there is dedicated parking and bin stores.

The business has traded and built an enviable reputation with a 30 year tenure, and is only offered for sale due to retirement.

BUSINESS

The business traded YTD 2018/19 with a turnover of £210,000 per annum, showing a net margin of c. 33%.

All fixtures and fittings are to be included within the sale and a full inventory list will be provided to any interested parties.

TENURE

The property is let on internal repairing and insuring terms at a passing rent of £6,000 per annum, a new 6 year lease will be offered to the incoming Tenant.

The Tenant will be liable for rates, utilities and (insurance £600 per annum).

PRICE

Offers in the region of £49,995.

PLANNING

Interested parties are advised to make their own enquiries to the local authority.



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RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows: -

Business Value (2019/20): £12,750
Rates payable (2019/20): £6,260

The current business benefits from Small Business Rates Relief. However, interested parties should make their own enquiries to the local authority.

SERVICES

(Not tested at the time of inspection)

All mains services are understood to be connected to the property.

LEGAL COSTS

The incoming tenant will be responsible for the landlords legal costs.

VAT

It is understood the property is not elected for VAT

EPC

To order

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury SY2 6ND
Telephone: 0345 678 9000

Viewing via the sole agents:

01743 450700

James Evans - 07792 222 028
E: james.evans@hallsgb.com

Huw Bevan - 07795 486 267
E: huwb@hallsgb.com

Sarah Davies
E: sarahd@hallsgb.com

Lucy Wilde
E: lucyw@hallsgb.com



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