



 0
Bedroom

 0
Bathroom



BUSINESS FOR SALE. A fantastic investment opportunity to have your own takeaway in a high foot traffic location in Nelson. The business is near Farm Foods Grocery and the local neighbourhood. Please note the that business is for sale and not the property.

LOCATION

The business on this commercial property is situated approximately 1 mile from Nelson town centre in an established commercial Location, being surrounded by the local community.

Nelson Benefits from good communications being located immediately adjacent to junction 12 and 13 of the M65, which provides links to Preston via the A56 to Manchester.

DESCRIPTION

The location of the business has a high advantage for foot traffic. It is a few walks away from farm foods Grocery. The business is a pizzeria before with a seating space. Apart from the business, there is a 2 bedroom flat in the property that the buyer can use as a residential area with a monthly rental price of £600.00pcm.

When you buy the business includes the following components listed below:

- 4 seats and 2 tables
- commercial double sink
- heavy duty dough mixer
- 2 chest freezers
- slide door freezer
- large tall freezer
- pizza topping fridge/chiller
- counter type fridge for drinks
- Electronic Point of Sale system (EPOS)
- commercial bain marie
- microwave
- electric griddle
- doner machine
- 21 inch Blodgett pizza oven
- CCTV
- 3 TV
- electric shutters

The business operates 4:30 pm to 11:30 to 12pm with 1 late night permission granted.

Flat

2 bedrooms and a bathroom.

Measurements are to be followed.

Working Kitchen

L 6.01 m x 4.601 m W

Shop Floor

L 4.72 m x 2.88 mW

PRICE

£29,995

SERVICES

The property has the benefit of all mains services including a substantial power supply and gas space heating to the Business. The Business also has the satisfaction of gas central heating.

SERVICES RESPONSIBILITIES

It is the prospective Purchaser's responsibility to verify that all appliances, services, and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective Purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

Contact your Local Council for your Business Rates.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

It is the buyer's discretion to pay the rent of **£600.00**pcm

Please note that the Business is for sale and not the property. If you would like to be the owner of this busy thriving business then give us a call on or send us an email.

