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London Properties



HillHouse Lane, Huddersfield, West Yorkshire

London Properties are pleased to offer to the market this well-established Steak & Burgers Takeaway located on Hillhouse Lane, Huddersfield, West Yorkshire, surrounded by a wealth of complimentary shops and businesses, providing ample footfall and new clientele. Single fronted shop unit with eating areas, and kitchen/food preparation rooms, yard & forecourt parking. Internal viewings are highly recommended through London Properties by appointment only

£64,950 Business, Lease, Fixture & Fittings & Stock
On Valuation



Harrow Weald Branch Tel: 020 8861 4615

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Proprietor: Mukesh B. Mehta

ADDITIONAL PHOTOGRAPHS



PIC 1



PIC 2



PIC 3



PIC 4



PIC 5



PIC 6

London Properties on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.

Hillhouse Lane, Huddersfield, West Yorkshire, HD1 6EF

LOCATION:	The premises are located on Hillhouse Lane, Huddersfield, West Yorkshire, surrounded by a wealth of complimentary shops and businesses, providing ample footfall and new clientele.
DESCRIPTION:	Single fronted shop unit with eating areas, and kitchen/food preparation rooms, yard & forecourt parking
USES:	Class E and Old A3
PREMIUM:	£64,950 Guide price for the benefit of the lease, fixtures, fittings and goodwill & Extra Stock Approximately £2000 to 2,500 in addition to Asking Price
RENTAL:	£11,700 per annum
TENURE:	3 years left of a renewable lease
BUSINESS RATES:	NIL
SIZE:	Approximately 950 sq ft
OPENING HOURS:	Monday - Friday 11 noon to 08 p.m. - Saturday 12 noon to 08 p.m. & Sunday Closed
STAFF:	Owner managed with 3 staff
TURNOVER:	Current turnover in excess of £208,000 per annum
LEGAL COST:	To be Confirmed
LOCAL AUTHORITY:	Kirklees
REFERENCE CHARGE:	London Properties charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is nonrefundable after the references have been taken up, whether they are accepted or not by the Landlord.
AGENT NOTE:	London Properties for themselves for Lessors, Vendors and their agents, give notice that: - 1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.

VIEWINGS: Through London Properties by appointment only

GENERAL INFORMATION:

TENURE: Leasehold

LOCAL AUTHORITY: To be confirmed

COUNCIL TAX: Band -

FIXTURES & FITTINGS: All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

TRANSPORT LINKS:

SCHOOLS:

VIEWINGS: Through London Properties by appointment only.

AGENTS NOTE: London Properties have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

MAILING LIST: We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.

DETAILS BY E-MAIL: We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: info@london-properties.co.uk

FREE VALUATIONS & MARKETING ADVICE: We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on: **020 8861 4615**

Written quotations are available on request. Please contact this office.

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REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

For your FREE, No-obligation lettings or sales valuation, Please call 020 8861 4615



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