

FREEHOLD RESTAURANT INVESTMENT FOR SALE

GROUND FLOOR 898 NEW CHESTER ROAD,
BROMBOROUGH, WIRRAL, CH62 6AU.



INVESTMENT SUMMARY

- Located on the A41 in Bromborough on the Wirral
- Let to an individual t/a Spice Garden Indian Restaurant.
- Lease term 9 years from 1st September 2011 at a rental of £15,000 per annum.
- Price £160,000 (subject to contract and exclusive of vat)
- Net Initial Yield 9.2% allowing 2.09% for end purchasers costs

LOCATION

The property is situated on one of Wirral's main arterial routes in the popular residential area of Bromborough.

DESCRIPTION

The property comprises a restaurant with a conservatory extension at the rear. There is off street parking to the front of the premises. The upper floor has been sold off on a long lease at a peppercorn rent.

ACCOMMODATION

Main Restaurant – 52.12 sq.m (561 sq.ft)
Kitchen – 15.51 sq.m (167 sq.ft)
Conservatory – 24.90 sq.m (268 sq.ft)
Garage/Storage

WC facilities and a garden to the rear.

LEASE DETAILS

The lease is full repairing and the tenants covenant to insure the property.

VAT All prices and rentals quoted are exclusive but may be liable for VAT.

VIEWING Strictly by arrangement with the agents office.
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