



Birling Road, Erith, DA8 3HY

TO LET £12,000 pa

Harpers & Co

Birlinging Road

Erith

EXCELLENT INVESTMENT | LOW RENT | INCOME PRODUCING FLAT | CAR PARK SPACE | NEW CATERING EQUIPMENT
HIGHLY SPECIFIED | ZERO RATES | SELF CONTAINED 2 BED FLAT. | VIEWINGS ADVISED |

TO LET £12,000 pa
A5 takeaway with large 2 bedroom flat
Birlinging Road, Erith

TO LET A5 TAKEAWAY WITH LARGE 2 BED FLAT***
producing additional income. £12,000pa and the 2 bed flat is producing £9,600 pa. Fantastic business to invest in with low premium.

Harpers &Co is delighted to offer this very well specified takeaway unit which is trading profitably along with an income producing 2 bed self contained flat.

The overall rent for the building is £12,000 per annum however the flat itself produces £9600 per annum making this really quite attractive.

We urge viewings on this amazing opportunity. Experienced applicants only and those who can show proof of funding need only apply through Sole Agents.

STRICTLY PRIVATE AND ONLY THROUGH AGENTS HARPERS & Co 01322 524425.

LOCATION

Birlinging Road is located in Erith just off of Birling Road and forms part of a secondary parade of shops which services the highly residential local community. Erith provides good transport links to the A2, M25 and Central London.

DESCRIPTION



This property comprises of a 725sq ft 67sq m largely open plan A5 Burger and Kebab House. The unit is very well decorated and has relatively new equipment such as grills fryers and hot cupboards. The cost of the fixtures fittings and goodwill is offers in the region of £60,000. The unit has healthy weekly takings and works on 30% plus margins with ample scope for improvement. The other part of this unit is a self contained 2 bedroom flat above the shop accessed by way of an external and covered staircase. The flat is currently LET providing £800 pcm which really offsets the rent from the whole building. This is a wonderful and rare opportunity to buy a successful and profitable business with accommodation that really offsets the rent of the whole building.

TERMS

This profitable business is for sale with offers in the region of £50-60k for goodwill and fixtures and fittings. We are informed that takings are stable at circa £3000 per week with massive growth for improvement. SPECIAL POINT: THE LARGE SELF CONTAINED 2 BED FLAT currently produces £9600.00 per annum which nearly pays for the ground floor rent. This is a unique and excellent opportunity.

RATES

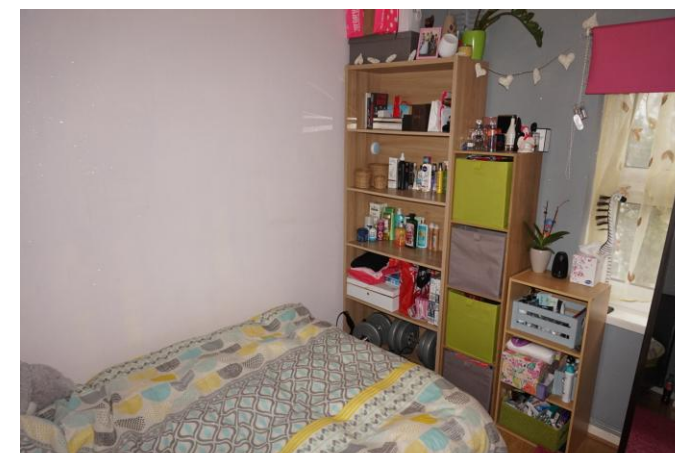
Applicants are encouraged to make their own enquiries with www.voa.gov.uk. However our own endeavours show that the unit maybe rates free and certainly eligible for small business rates relief. SBRR.

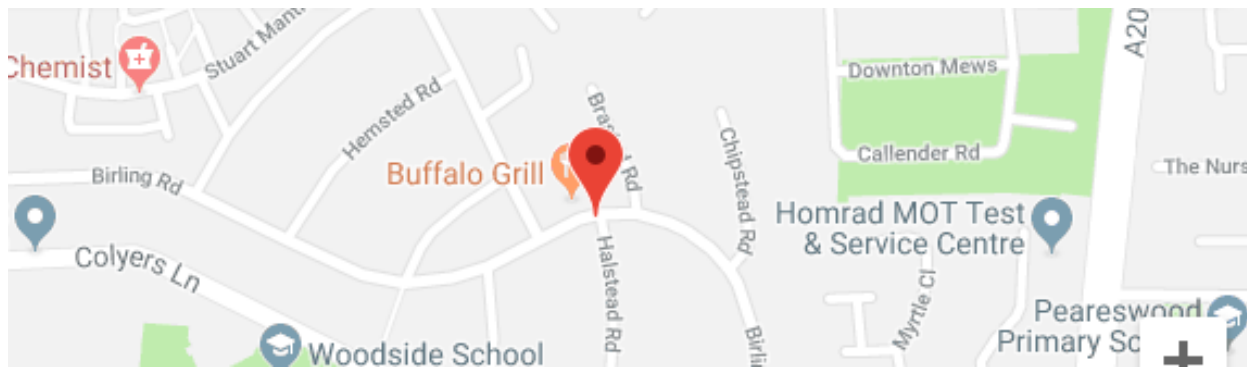
VAT

This property is not elected for VAT and so none is payable.

LEGAL TERMS

Each party is responsible to pay their own legal fees in this transaction.





Energy Performance Certificate
 Non-Domestic Building
 122 Spring Road
 B24 1H
 B24 1H

HM Government
 Certificate Reference Number: 0590-2591-0336-8850-5033

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building. One appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
Less energy efficient
G Over 150

Technical Information

Main heating fuel:	Gas (Liquefied Petroleum Gas)
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	90
Assessment level:	3
Building emission rate (kgCO ₂ e/m ² per year):	204.8
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings newer to this non-domestic have ratings as follows:	27
Buildings similar to this non-domestic have ratings as follows:	23

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