

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



17 Falconwood Parade, Welling, Kent, DA16 2PL

£14,500 plus premium of OIRO £39,000

Established A3/A5 RESTAURANT TAKEAWAY FOR SALE TO LET £14,500 + SMALL PREMIUM. This commercial unit is offered to LET on a new lease for £14,500 per annum and also requests a premium of £39,000 for the fixtures fittings and goodwill. Serious inquiries only from established operators though Sole Agents Harpers & Co. Contact 01322 524425

- *ESTABLISHED A3/A5 TAKEAWAY***
- *MASSIVE SCOPE FOR IMPROVEMENT***
- *WELL FURNISHED***
- *£14500 PA TO LET***
- *PREMIUM SOUGHT OIRO £39,000***
- *COMMERCIALGRADE KITCHEN WITH EXTRACTOR AND COLD ROOM***
- *LARGE YARD***
- *POPULAR PARADE***
- *WOULD MAKE EXCELLENT FISH & CHIP SHOP***

VIEWING HIGHLY RECOMMENDED

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LOCATION

Falconwood Parade is a popular local parade in between Welling and Falconwood. The parade itself known locally as "The Green" lies behind a popular green which has children's play area and climbing frames serving the local community. Falconwood parade has excellent access to the train station which is nearby with direct trains to London Bridge and Charring Cross.

DESCRIPTION

This well sized unit is approximately 754 sq ft and 71.2 sq m with a rear yard of 43.2sq m 465 sq ft. This large unit has been trading as a Chinese Restaurant for a number of years and has an established client base. The front reception area is fully tiled and attractive and comprises a counter, serving hatch which then leads to a store room. The main kitchen is fully tiled throughout, and comprises an 8 ring high powered gas flamer hob, 4 ring gas oven and hob, several stainless steel serving counters, a Skandia professional cold room with shelving and a large washing area made of stainless steel with drainers and storage cupboards. The kitchen also has a WC and access to a rear yard which is concreted and is also accessed from a rear vehicular pathway. The unit is at the beginning of Falconwood Parade, a local and important parade that serves the close knit Falconwood Community and residents. The unit is highly visible and will appeal to those perhaps wanting good and versatile office space.

TERMS

This established A3/A5 unit is available to LET on a new fully repairing and insuring lease for the sum of £14,500 per annum along with a premium of offers in the region of £39,000. Serious inquiries only.

LEGAL COSTS

Each party to pay their own legal costs in this transaction.

VAT

There is no VAT to pay on this property as it is not elected for VAT.

SAT NAV REF DA6 8GA

RATES

Applicants are encouraged to enquire with www.voa.gov.uk. Our own enquiries however seem to indicate that this property maybe eligible for Small Business Rates SBRR.

HARPERS & CO SPECIAL REMARKS

This established A3/A5 has huge scope for improvement and the unit is for sale as a result of the owner retiring. We consider this unit will make an excellent Traditional Fish and Chip Shop that services the local community as no other unit like this exists in the immediate vicinity and would be unchallenged. Serious inquiries only.

Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

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PROPERTY MISDESCRIPTIONS ACT 1991

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. Any fixtures & Fitting listed are as a guide only and do not form any part of an offer or contract.
5. The agents have not checked the deeds to verify the boundaries.

Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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