

# FOR SALE

TAKE-AWAY BUSINESS WITH  
THREE BEDROOM LIVING  
ACCOMMODATION

Halls<sup>1845</sup>

COMMERCIAL



9/10A Hereford Road, Bayston Hill, Shrewsbury,  
Shropshire SY3 0DB

- Rare opportunity to acquire an existing take-away business
- The property benefits from a prominent roadside position within Bayston Hill
- Residential accommodation

Price: Offers in the region of £195,000 (exclusive)



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01743 450 700

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## LOCATION

The property is prominently located in Bayston Hill fronting onto the A49 Trunk Road. Bayston Hill is a satellite village serving the county town of Shrewsbury.

The property is situated adjacent to the public house known as The Three Fishes in an area of mixed development.

The property is situated approximately 3 miles south of Shrewsbury. Shrewsbury is the county town and principal administrative centre of Shropshire, and is situated approximately 12 miles west of Telford, 45 miles north west of Birmingham, and 45 miles south of Chester.

## DESCRIPTION

The property comprises an attached part two and part single storey property that is arranged to provide a Chinese take-away and three bedroomed residential accommodation.

The property provides a fully fitted Chinese take-away comprising a sales area, kitchen, preparation and stoves. The residential property is arranged over part of the ground floor and the first floor.

The property also benefits from a garden at the rear of the property.

## PRICE

Offers in the region of £195,000 (one hundred and ninety five thousand pounds) (exclusive).

## ACCOMMODATION

(All measurements are approximate)

	sq m	sq ft
Chinese Take-Away		
Sales Area	18.17	195
Preparation	12	129
Store	2	21
Kitchen	24.62	265
Lobby	2.79	30
Residential Property		
Ground Floor		
Sitting Room	5.94	3.64
Bathroom		
Hallway	2.70m x 0.86m	
Kitchen	2.67m x 4.5m	
First Floor		
Landing		
Toilet		
Bedroom 1	3.157m x 4.368m	
Bedroom 2	3.147m x 4.210m	
Bedroom 3	2.82m x 4.25m	
Outside		
Stores	8	86
Garden		

## BUSINESS

Part of the ground floor of the property comprises a long established Chinese take-away business.

The business trades from a fully fitted Chinese take-away that is run by the vendors and is only reluctantly offered for sale.

Trading accounts relating to the business are available to genuinely interested parties, however the business turnover for this year is £90,000.

The business currently has opening hours as follows:

Sunday to Thursday 5pm to 10pm

Friday and Saturday 5pm to 11pm

The business is closed on a Tuesday

The premises benefit from a valuable A5 take-away consent.

## TENURE

The property is offered for sale freehold with vacant possession (Title Number SL223560).

There is a right of way enjoyed over the property and the property also enjoys a right of way over land held in separate ownership being the adjoining public house.

Further details are available upon request from the selling agents.

## PLANNING

The property is understood to benefit from planning consent for A5 (Take-away) Consent.

## RATEABLE VALUE

We made verbal enquiries to the local charging authority and were advised as follows:

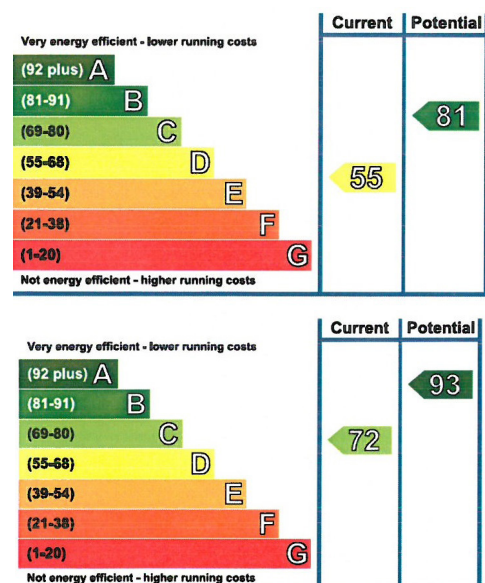
Rateable Value - £4,200 (2017)

Rates Payable - £1,957

## COUNCIL TAX

Band - Band A

## EPC - 9/10A





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### SERVICES

(Not tested).

The property benefits from all mains services including gas fired central heating.

### VAT

The property is understood not to be elected for VAT.

### FINANCIAL ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury,  
Shropshire SY2 6ND

Tel: 0345 678 9000

### VIEWING

Strictly by prior arrangement with the Selling Agents. For more information or to arrange a viewing, please contact:

James Evans  
E: james.evans@hallsgb.com

Huw Bevan  
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