

for sale

Hot Food Take-Away Lease

20.5 m<sup>2</sup> (221 ft<sup>2</sup>)

shakebae.com

Shake Bae



Unit 3

Academy Way

Warrington

WA1 2HN

- Fully Fitted
- Ready for Trade
- Late Night Licence
- Opposite New Time Square
- Zero Rates for Qualifying Small Businesses

MORGANWILLIAMS.com

01925 414909

## Location

Located in the heart of the Town Centre, directly opposite the New Time Square retail, leisure and office complex.

The unit is positioned in the centre of the nightlife scene, surrounded by bars, pubs and clubs. It is also 200m from the new Cineworld Multiplex Cinema and adjacent to a new multi-storey car park facility with spaces for 1,170 vehicles.

## Description

A fantastic opportunity to purchase a valuable late night hot food take-away Lease that is fully fitted and ready to trade immediately.

The sale includes the following equipment: '4 door Precision under counter fridge, 2 door Precision under counter freezer, upstanding fish fridge. There is a large electric Bain Marie; two person service counter and bespoke stainless steel counter tops. Precision stainless steel small drinks fridge. There is also a working canopy to allow for kebabs/ pizza oven. CCTV'.

This list has been provided by the Landlord.

The Licence is approved for trade as follows:-

Premises Open Hours Granted		
	Time From	Time To
Monday to Thursday	11:00	03:00
Friday	11:00	03:30
Saturday	11:00	04:00
Sunday	11:00	02:30
Sundays before B/Hol	11:00	03:30
Activities - Times Granted		
	Time From	Time To
I. Late night refreshment (Indoors & Outdoors)		
Monday to Thursday	23:00	03:00
Friday	23:00	03:30
Saturday	23:00	04:00
Sunday	23:00	02:30
Sundays before B/Hol	23:00	03:30

## Accommodation

Net Internal Area

<b>Total</b>	<b>20.5 M<sup>2</sup></b>	<b>221 ft<sup>2</sup></b>
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## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £5,300.

Small Business Rates Payable: Zero.

Non-Small Business Payable: £2,644.70.

## Lease Terms & Rental

A new tenants effectively full repairing and insuring Lease for a flexible term, is available direct from the landlord, at a commencing rent of £15,000 per annum.

## Premium

A premium of £15,000 is sought for the Lease, Licence and Fixtures and Fittings.

## VAT

The above rent and premium will not be subject to VAT.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

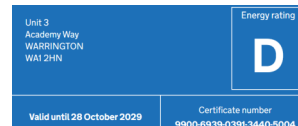
Rob Bates                      rbates@morganwilliams.com

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Band - D**



### E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.