

**28 Fearnhead Cross, Insall Road, Warrington, WA2 0HD****Established Leasehold Takeaway Business For Sale****Summary**

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	982 sq ft / 91.23 sq m
<b>Rent</b>	£30,000 per annum
<b>Price</b>	Offers in the region of £120,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D

**Key Points**

- Busy Neighbourhood Parade
- Densely Populated Area
- Private Parking
- Modern Flexible Unit
- Corner Plot
- Ready to Trade From Day One
- Dual Customer Access
- Quality F&F Included



Location

The property is situated within an established neighbourhood centre 3 miles to the north east of Warrington Town Centre.

This is a busy retail area containing a CO-OP Convenience Store, Waterfields Bakery, Well Warrington Pharmacy and Fearnhead Cafe.

The centre also comprises Padgate Library and Padgate Academy School.

Description

We are delighted to bring to market this wonderful leasehold business for sale, the property is a prominent detached former pizza takeaway suitable, for similar retail trades.

Inside the unit is of fully refurbished and contains high quality equipment which is available for purchase. The fixtures and fittings list is extensive and includes items such as a Artisan rotating base pizza oven hybrid gas/wood, full extraction system and CCTC.

The property benefits from its own private car park, this can hold approximately 7 cars at one time, the unit fronts the car park and benefits from dual customer access and display windows.

Kitchen and prep areas are well stocked with equipment that forms part of the sale and is listed within these particulars.

The property is currently trading by our clients as an established pizzeria business and it will be ideal for a similar use or other takeaway food businesses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	982	Available
Total	982	

Sale Price

Our client is the current owner of the business and they are looking for offers in the region of £120,000 to take full ownership of the lease, fixtures and fittings and goodwill.

Services

Mains electricity, gas, water and drainage are connected.

The property benefits from air conditioning, food extraction system and CCTV.

VAT

We understand that VAT is not applicable at this present time.

Rates

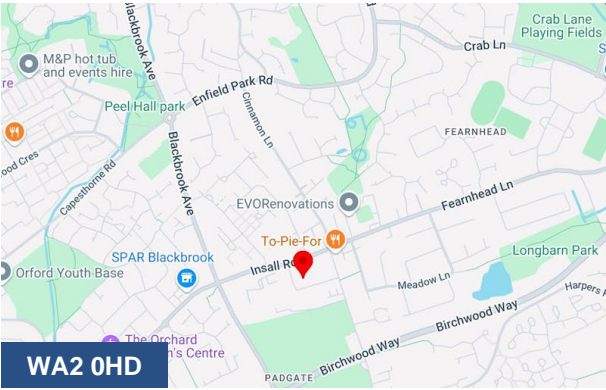
Rateable Value: £13,250

Lease Terms

The purchaser will be assigned the existing long term FRI lease direct from the landlord, whereby the current rent passing is £30,000 per annum.

Current Use

The property benefits from planning consent application number 2021/39225, which permits takeaway trade between the hours of 17:00 to 23:00 Mondays to Fridays; 12:00 to 23:30 Saturdays and between 12:00 to 23:00 on Sundays and Bank Holidays.



Viewing & Further Information



**Rob Bates**  
01925 414909  
rbates@morganwilliams.com



**Alex Perry**  
01925 414909  
aperry@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/04/2025



## **Equipment Included Within the Unit**

Serving counter with stainless steel worktop

Waiting area bench

4 Stools at waiting area bench

7 stainless steel worktops all varied in size custom made to fit

Lincat electrically heated grill

Stainless steel heavy duty grill shelf

Artisan rotating base pizza oven hybrid gas/wood

Stainless steel pizza preparation counter with granite worktop complete with pizza toppings unit and double door fridge

Stainless steel refrigerated pizza toppings unit

Large stainless steel hot cupboard to maintain food temp

Wall mounted three tier custom made heated quartz gantry

1 double door stainless steel upright fridge

2 stainless steel single door upright fridges

Knee operated stainless steel hand wash basin

Stainless steel sink potwash unit with drying area

1 double door under counter fridge

1 microwave

2 Lincat opus gas heated six burner double door ovens

1 double basket 9litre Lincat fryer

2 chest freezers

Already assembled racking in storeroom areas.

Rotating pizza machine

Flour bin

Lincat stainless steel electrically heated pizza display unit

CCTV

Stainless steel wall mounted extract canopy

Pizza oven ventilation including extraction and flue

Drinks fridge

Stainless steel wall cladding

Stainless steel air input system