



Catering Business Sales

Restaurants ♦ Cafes ♦ Takeaways ♦ Fish and Chip Shop

Coventry Road Solihull opposite Birmingham Airport – Restaurant/Café/Takeaway plus 5 Letting Rooms

An opportunity to let a detached commercial property with C1 Hotel & Guest House A3 Café/Restaurant and A5 Hot Food Takeaway licences located on the Coventry Road Solihull opposite Birmingham International Airport. The premise comprises ground floor restaurant area with 40 covers fully fitted and equipped kitchen ladies & gents WC further kitchen small store and door to outside where there is land with parking for up to 10 vehicles. There is outside seating area to the front of the premise and to the first floor 5 single rooms all with en suite showers WC and wash hand basin and there is an office. The whole property is to let at £800 per week. No premium or purchase price. This is a running business at present.

Ref: 11146

To Let

Erdington Birmingham – High Turnover Quality Traditional Fish & Chip Takeaway

High turnover super quality traditional expensively fitted & equipped fish & chip takeaway located in a prominent position in a parade of shops with plenty of customer car parking and much passing trade. The takings are around £676,000 per annum with a gross profit yield in the region of 65%. Sales include fish & chips pizza kebabs Southern fried chicken pies and burgers and are mainly sold over the counter with some Just Eat sales. The premise has a wide frontage and briefly comprises sales area with Hewigo 4 pan gas fired range rear preparation area WC small store all secured on a 25 year lease from 2016 with a rent of £12,000 per annum. Hours 11.30am to 11.00pm 7 days per week operated under management with several part time staff.

Ref: 11143

Leasehold £435,000

Billesley Birmingham – Traditional Café

Traditional 6 day week café for sale located in a good parade of shops south of Birmingham fully fitted and equipped and with a 4 star food hygiene rating. Takings average £1,600 per week with a gross profit yield in the region of 70% from hours 8.00am to 3.00pm Monday to Saturday. The café sells all day breakfasts hot & cold sandwiches lunchtime specials and hot & cold drinks. The premise comprises ground floor café area with seating for 20 with rear kitchen rear store area customer WC and outside front forecourt with parking space and seating for 6 and rear yard with 2 x outhouses all secured on a 5 years lease with a rent of £108.92 per week. The café is operated by the owner with two part time girls and sells everything over the counter no deliveries.

Ref: 11141

Leasehold £44,950

Birmingham City Centre West Midlands – Fully Fitted & Equipped City Centre Restaurant

A great opportunity to purchase the fixtures and fittings and lease of a recently closed 90 cover licenced restaurant. The premise comprises large restaurant area with bar area ladies & gents WC's kitchen office store room staff room and cellar. A new lease is available terms negotiable with a rent in the region of £49,000 per year plus service charge and business rates. It is located in the Arcadian centre with numerous bars and restaurants in the heart of Birmingham city centre.

Ref: 11140**Lease and Fixtures and Fittings £29,950****Hollywood Birmingham – High Turnover Traditional Fish & Chip Shop**

High turnover traditional very well established fish & chip takeaway in the present owners hands for the last 41 years and only now selling due to retirement. Gross takings average around £8,500 per week trading 12.00pm to 2.30pm & 5.00pm to 11.00pm Monday to Saturday and 5.00pm to 10.00pm Sunday. The business is located in an excellent parade of shops with plenty of customer parking. The premise comprises ground floor sales area with rear preparation area further potato preparation area and to the first floor 2 good sized rooms used for storage and WC. The first floor could be converted to accommodation. Outside there is rear vehicle access and shop owners parking spaces. The premise is secured on a 20 year lease from 2017 with a rent of £7,500 per year. The business is located in a good residential area and offers a great opportunity to any enterprising new owner.

Ref: 11137**Leasehold £279,950****Alvechurch Birmingham – Traditional Fish & Chip Shop**

Superb opportunity to purchase a delightful well established traditional fish & chip shop located in the centre of Alvechurch a thriving large village with good quality shops pubs and restaurants located 11 miles south of Birmingham. Gross takings average around £5,000 per week from 6 day trading 12.00pm to 2.00pm & 5.00pm to 10.00pm Monday to Saturday. The character grade II listed property comprises ground floor sales area with rear preparation area and potato room and store and to the first floor 2 good sized rooms and shower room with WC. The first floor could be used as one bedroom accommodation. Outside there is a rear yard and outbuilding. The property is to be secured on a new lease terms negotiable with a rent of £12,000 per year. Great opportunity retirement sale.

Ref: 11138**Leasehold £135,000****Melton Mowbray Leicestershire – High Turnover Licenced Indian Restaurant**

Well established high turnover licenced Indian restaurant for sale operating from ex public house premise beautifully restored and decorated to a very high standard. The character property comprises front porch entrance leading to seating area with bar and leading off front dining room with 12 covers. Main restaurant area with a further 68 covers rear fully fitted & equipped kitchen ladies & gents WC's and various store rooms. To the first floor there is a kitchen bathroom and lounge and to the second floor 2 double bedrooms. Takings average £7,000 per week with the usual high gross profit margins. The premise is secured on a 10 year lease with a rent of £15,000 per year. The business operates 6.00pm to 11.00pm Monday to Sunday and is located in the town centre next door to a public house with a large car park. Fantastic opportunity.

Ref: 11135**Leasehold £149,950**

Shropshire Village Location – Freehold Restaurant & Takeaway Premise

A rare opportunity to purchase the freehold of a restaurant & takeaway property operating as an Indian restaurant by the same owner for the last 26 years and only now selling due to retirement. The property comprises two shop premises knocked into one having ground floor 42 cover restaurant with ladies & gents customer toilets and first floor 18 cover further restaurant area. Ground floor front kitchen with preparation area 3 x store rooms and staff WC. Stairs lead to further first floor area with 3 x rooms used for storage but could be altered for accommodation. There is one parking space. The premise is located on the High Street of this popular village located some 7.5 miles northwest of Wolverhampton and 11 miles from Bridgnorth having 200 new homes being built. The property does not have an alcohol license and would benefit greatly by obtaining one. There is great scope for any enterprising new owner to significantly increase the present turnover or to completely change the cuisine to Chinese ETC.

Ref: 11103**Freehold £325,000****Selly Oak Birmingham – Sandwich Bread Cake Shop**

A great opportunity to purchase a fully fitted and equipped sandwich bread cake shop recently closed located on a busy main road in the student area of Selly Oak in Birmingham. The business currently specialises in Bubble Tea with various tea flavours bread cakes. The ground floor shop premise briefly comprises sales area with counter/serving area seating for 12 customer WC rear door to outside store and staff WC. The property is secured on a 10 years lease from 2017 with a rent of £11,500 per year. The premise is fully fitted and equipped and superbly located and in Selly Oak.

Ref: 11095**Leasehold £29,950 – SOLD subject to contract****Birmingham West Midlands – Kebab Shop & Takeaway Business**

Hurdley & Co sales are pleased to offer this respected kebab shop and takeaway business for sale located in a desirable location in Birmingham. The business has been in the careful hands of the current owner since 2014. It has proudly been crowned best takeaway in the West Midlands 2015 awards by the British Takeaway Awards (www.thebtas.co.uk). Also is was awarded the best BebabShop outside of London at the British kebab Awards in 2015 (www.britishkebabawards.co.uk). Since ownership they have continually invested in new equipment which are all included within the purchase price and listed below. They are profitable and growing with weekly gross takings averaging £7,000 per week with a gross profit yield in the region of 50%. It serves a wide range of items including traditional fish and chips, kebabs, pies, wraps, southern fried chicken and burgers along with beverages and desserts. The business carries out Just Eat deliveries as well orders through the Kebab Shop Phone App. This is operated by the owner along with members of loyal and hard-working staff. The business enjoys a strong reputation within the local community and beyond Birmingham. This is a superb opportunity to purchase an extremely well fitted business which has good growth potential especially with the City Centre expanding and the super hospital being built. Early viewing is highly recommended as this business is not to be missed out on! Reduced for quick sale.

Ref: 11113**Leasehold £115,000**

West Bromwich West Midlands – Freehold Fish & Chip Takeaway & Further Shop Premise

Traditional well established fish & chip takeaway for sale with takings averaging £2,500 per week but great scope to increase the turnover with a new owner. The business is being sold with the gas centrally heated freehold property which comprises sales area with side preparation area rear potato preparation area and further retail shop not used at present but could be rented out separately. To the first floor shower room with WC kitchen/dining/lounge area and double bedroom. Outside parking space. The business operates 12pm-2pm and 4.30pm-10pm Monday to Thursday and 11.30am-10.00pm Friday & Saturday. Located on a busy main road with much passing trade. Retirement sale.

Ref: 10945**Freehold £195,000 – SOLD subject to contract****Black Country West Midlands – Traditional Fish & Chip Takeaway & Restaurant**

High turnover fish & chip takeaway and restaurant established over 25 years and in our clients hands for the last 8 years. Located on a busy High Street in a popular Black Country town centre. The premise comprises ground floor sales area with rear seating area for 28 customers ladies & gents WC's rear kitchen and outside rear yard with storage shed vehicle access and one car parking space. To the first floor a self contained 2 bedroom flat currently sub let at £5,400 per annum. The whole property is secured on a 25 year lease with a rent of £16,800 per year. Traditional fish & chip shop with sales of pies southern fried chicken burgers and kebabs. Great location.

Ref: 11099**P.O.A****Kings Heath Birmingham – Café/Bar**

Daytime and evening licensed café/bar located in Kings Heath town centre with many other cafes bars restaurants and quality shops close by in a good residential area south of Birmingham. Gross takings average £4,500 per week with a gross profit yield in the region of 55%. The business serves breakfasts hot and cold sandwiches jacket potatoes sharing plates tea and coffee. Cocktails wines and craft beers served from midday. The premise briefly comprises ground floor café area with seating for 27 open plan kitchen bar cellar customer WC and outside rear vehicle access with two parking spaces and a garage. Internal stairs lead to first floor double bedroom bathroom with shower WC and wash hand basin lounge/kitchen all secured on a 9 year lease from 2012 with a rent of £12,248 per year. Hours 10am to 9pm Sunday to Wednesday and 10am to 11pm Thursday to Saturday.

Ref: 11127**Leasehold £59,950 – SOLD subject to contract****Kings Heath Birmingham – Restaurant Bar & Takeaway**

Restaurant in Kings Heath town centre for sale currently operating as an Indian restaurant just off the High St in an excellent road with other shops and restaurants in a good residential area south of Birmingham. The business is operated from corner premise with front restaurant area and bar with 40 covers rear fully fitted and equipped kitchen useful cellar and store and ladies & gents WC's with space outside for more seating in the summer & a garage. Takings average £3,500 per week with a gross profit yield in the region of 65% operating evenings only. The property is secured on a 15 year lease with a rent of £15,000 per year. The current owner who works with a chef and a front of house both who would stay on in the event of a sale has other business interests that he must look after. Great opportunity.

Ref: 11082**Leasehold £39,950 – SOLD subject to contract**

Kings Heath Birmingham – High Street Shop with A3 & A5 Licenses

For sale the lease of a closed business opened in March 2017. The premise comprises ground floor sales area with seating area and rear customer WC rear kitchen rear preparation area washing area and outside rear vehicle access and 2 x car parking spaces. To the first & second floors there is a separate entrance gas centrally heated flat with 3 double bedrooms lounge kitchen and bathroom. The flat could be sub let at £650 per month. The whole premise is secured on a lease with a rent of £14,500 per annum. The premise has A3 Café & Restaurant and A5 Hot Food Takeaway licenses and could be used for a variety of uses. Located on High Street Kings Heath.

Ref: 11102**Leasehold £25,000 – SOLD subject to contract****Tyseley Birmingham – Well Established Traditional Café**

Very well established traditional café business in the same owners hands for the last 16 years and only now selling due to ill health. Takings average £2,200 per week with a gross profit yield in the region of 70%. Sales include breakfasts hot and cold sandwiches and hot and cold drinks mainly served over the counter with a few regular deliveries each week. The business is operated by the owner with two part time girls with hours of trade 7.30am to 1.30pm Monday to Thursday 6.00am to 1.30pm Friday and 6.00am to 12.00pm Saturday. Prominent corner property with gas central heating throughout briefly comprises ground floor café area with serving area rear fully fitted and equipped kitchen hallway and outside smoking area and customer WC. To the first floor there is an office 2 x storage rooms and staff WC. The property is secured on a 10 year lease from September 2011 with a rent of £4,800 per year. The first floor could be used for accommodation and a separate entrance to the first floor would only require a ground floor door to be locked. Great opportunity.

Ref: 11093**Leasehold £34,950****Birmingham West Midlands – Cantonese Hot Food Takeaway**

Well established busy Cantonese takeaway located on a busy main road not far from Birmingham city centre in a densely populated area. Gross takings average £5,500 per week with a gross profit yield in the region of 75%. The fully fitted and equipped premise comprises ground floor sales area with state of the art open plan kitchen rear preparation area WC and shared alleyway leading to rear service road with parking for one vehicle. The premise is secured on a secure lease with a rent of £9,000 per annum. Hours 5.00pm to 12.00am 7 days per week. The business carries out free local deliveries and is a member of Just Eat and Hungry House. Operated under management the business is for sale due to retirement.

Ref: 11114**Leasehold Reduced for Quick Sale £49,950****Lichfield Staffordshire – 65 Cover Licensed Italian Restaurant**

Superbly located in the heart of Lichfield Town centre a 65 cover licensed Italian restaurant with gross sales averaging £7,500 per week with a gross profit yield in the region of 65%. Premise briefly comprises restaurant area bar area ladies & gents WC's kitchen rear preparation area staff WC and utility area. Outside rear yard with storage shed. The property is secured on a 20 year lease from 2007 with a rent of £26,000 inclusive of VAT per year. The business is operated by two owners with staff operating 6pm to 10.30pm Tuesday to Saturday and lunchtimes Thursday to Saturday. The business has been established many years and is for sale with a vast array of fixtures and fittings.

Ref: 10983**Leasehold Reduced for Quick Sale £99,950**

Birmingham West Midlands – Dixy Chicken

Established Dixy Chicken outlet for sale located on a very busy road approximately 5 miles west of Birmingham city centre with many shops including major retail outlets. Sales average £5,500 per week with a gross profit yield in the region of 70%. The property comprises ground floor sales area with seating for up to 30 customers with rear open plan fully fitted and equipped kitchen rear store WC further rear store and kitchen and office. Outside there is rear vehicle access for deliveries and car parking spaces. To the first floor and second floors there is a separate entrance flat with two double bedrooms lounge kitchen and bathroom sub let with a rent of £6,600 per year. The whole property is secured on a lease with 17 years unexpired and a rent of £17,000 per annum. The business operates with hours of 11.00am to 12.00am Monday to Thursday 11.00am to 1.00am Friday & Saturday and 12.00pm to 12.00am Sunday. The business has been very sensibly priced for a quick sale.

Ref: 11122**Leasehold £110,000 SOLD****Kings Heath Birmingham – Fish & Chip Takeaway**

Very well established fish & chip takeaway located on a busy road in the centre of Kings Heath an excellent suburb of Birmingham with many other shops bars and restaurants. Gross takings average £2,000 per week with a gross profit yield of 70% with the turnover still rising as the owner has taken back his business which took £3,500 per week when he ran it previously and is on the market for a very reasonable price for a quick sale. Sales include fish & chips together with fried chicken kebabs burgers and soft drinks and operates 12.00pm to 11.00pm Monday to Saturday. The premise comprises sales area with seating for 13 and open plan kitchen rear kitchen potato preparation area store room WC and outside rear yard and side passage. To the first floor self contained separate entrance flat with 2 bedrooms lounge kitchen and bathroom. The shop carries out deliveries in the local area and is secured on a 10 year lease with a rent of £13,000 per year for the ground floor shop only and £18,000 per year including the flat. Great opportunity.

Ref: 11112**Leasehold £29,950 - SOLD****Great Bridge West Midlands – Licenced Dessert Parlour**

Expensively fitted and equipped dessert parlour operating successfully by the two owners with two delivery drivers. Gross takings average £2,750 per week with a gross profit yield in the region of 65% with sales of waffles crepes sundaes fondue milkshakes sorbet & cookie dough registered with Just Eat and Hungry House. The premise which has an alcohol licence comprises ground floor sales area 48sq.m (520sq.ft) with seating for up to 24 customers open plan kitchen rear kitchen store room disabled WC and small store. Outside there is a rear car park. The premise is available with a new lease terms negotiable with a rent of £150 per week. Hours 6.00pm to 11.00pm Monday to Thursday 3.00pm to 12.00am Friday 12.00pm to 12.00am Saturday and 12.00pm to 12.00am Sunday. Owners moving to London great opportunity for any new owner.

Ref: 11111**Leasehold £49,950**

Solihull West Midlands – 90 Cover Licensed Restaurant

90 cover well established licensed restaurant located on a busy main road in Shirley Solihull in the West Midlands. The business currently specialises in Pizza's and burgers but ideal for any type of cuisine with a turnover averaging around £5,000 per week with a gross profit yield of 70%. The premise comprises ground floor restaurant area with seating for up to 30 (plus 12 outside) with bar area rear kitchen rear washing area and door to outside yard with 2 x parking spaces. Stairs lead to first floor restaurant area with seating for up to 60 with bar area ladies and gents well appointed toilets and further stairs leading to second floor 2 x offices and store area. The whole property is secured on a lease with a rent of £45,000 per year and rates payable of £10,740 per year. The business is fully staffed and only being sold now due to the owners other business commitments. Super opportunity to buy a quality restaurant in the up market Solihull area.

Ref: 11104**Leasehold £95,000 – SOLD****Lichfield Staffordshire – High Turnover Licensed Café Business**

High turnover quality licensed café located in Lichfield town centre close to other cafes bars and restaurants selling breakfasts sandwiches baps baguettes paninis hot and cold drinks all served over the counter. Takings average £5,000 per week with a gross profit yield in the region of 70%. The ground floor premise briefly comprises café area with seating for 35 with an outside front seating area providing a further 18 covers. Rear open plan kitchen with sales counter rear store room customer/staff WC and outside rear further store area. The premise is secured on a 3 year lease from December 2016 with a rent of £16,500 per year. The lease is under the landlord and tenant act and fully renewable. The business is operated by the owner with 2 full time staff and 5 part time. Hours 9.00am to 3.30pm Tuesday to Friday and 10.00am to 3.30pm Saturday and 9.00am to 4.00pm Sunday. The premise is fully licensed and offers champagne breakfasts and wine with meals. A great opportunity for any new owner to operate a highly profitable business.

Ref: 11094**Leasehold £115,000 – SOLD****Tyseley Birmingham – Fish & Chip Shop**

Fish & Chip shop for sale located in a parade of shops on the busy A41 Warwick Road in Tyseley approximately 3 miles south of Birmingham in a densely populated area. The mid terraced property briefly comprises ground floor fully fitted and equipped sales area with rear preparation area rear potato preparation area and outside yard with WC and storeroom with rear vehicle access. To the first floor there is a self contained separate entrance one bedroom flat. The shop is taking around £1,500 per week run under management with the usual high gross profit margins and with trading hours of 12.00pm to 9.00pm Monday to Saturday. The whole property to be secured on a new lease terms negotiable with a rent of £250 per week to include the flat. There is great scope to increase the turnover of this business. **THE BUSINESS HAS BEEN REDUCED IN PRICE FOR A QUICK SALE**

Ref: 11034**Leasehold £9,950 – SOLD****Hamstead Great Barr Birmingham – High Turnover Chinese Takeaway**

Quality Chinese takeaway also serving Thai & Malaysian cuisine from ground floor premise located in a parade of shops including Lidl Papa John's pizza William Hill Scrivens opticians and many more shops on the B4124 in Hamstead Great Barr an excellent residential area of Birmingham. The premise comprises front sales area with rear fully fitted and equipped kitchen store/preparation area stock room and WC with outside parking area all secured on a lease with a rent of £12,500 per year. Gross takings average £4,000 per week with a gross profit yield in the region of 60%. Trading hours 3.00pm to 11.00pm Tuesday to Sunday and the business carries a few Just Eat and Hungry House orders and delivers locally. The business has been established over 10 years and serves good quality food and has a very good reputation.

Ref: 11084**Leasehold Reduced to £49,950**

Hall Green Birmingham – Well Established Fish & Chip Takeaway

Fish & Chip takeaway established over 40 years located on the busy A34 Robin Hood Island in a good parade of shops and in a densely populated area south of Birmingham a short distance to Solihull. Takings currently average £2,250 per week from short hours with sales of fish & chips kebabs chicken meals burgers and soft drinks. Spacious premise comprises ground floor sales area with 3 pan gas fired Henry Nuttall range rear seating area for 20 with a further 4 outside. Rear kitchen rear potato preparation area 2 x WC's 2 x offices and outside large front forecourt for the parking of two vehicles and rear yard with further car parking space. To the first floor separate entrance self-contained gas centrally heated flat with kitchen bathroom 2 x double bedrooms and lounge could be sub-let with an income of £6,000 per year. The whole property is secured on a 10 year lease with a rent of £18,000 per year. The vendor is looking for a quick sale and this business has been priced as such and still open to offers and we expect a lot of interest.

Ref: 11055**Leasehold £32,000 - SOLD****Birmingham West Midlands – Well Established Traditional Café/Sandwich Bar**

Well established traditional café/sandwich bar superbly located in Birmingham city centre within many office's residential flats and industrial units with gross takings averaging around £2,000 per week with a gross profit yield in the region of 70%. The business which operates from 6.30am to 2.00pm Monday to Friday sells hot & cold sandwiches to order breakfasts till 11am and hot and cold drinks mainly over the counter sales with a few commercial deliveries and buffets. The premise briefly comprises sales area with seating for 6 with rear kitchen preparation area washing area and Store with WC all secured on a lease with a rent of £12,000 plus VAT per annum. There are no business rates to pay at present. The business has been in our clients hands for the last 17 years and is operated by himself with two part time staff. Opportunity to provide more seating and to stay open longer hours.

Ref: 11073**Leasehold £34,950 – SOLD****Worcester – Kebab & Grill House**

Modern kebab & grill house for sale located in the centre of Worcester selling kebabs burgers breads grilled Tandoori wraps drinks and desserts from well fitted and equipped premise which briefly comprises ground floor sales area with sales counter and rear open plan kitchen. Seating area for up to 18 with customer toilets and rear kitchen/preparation area and door to outside yard with one vehicle parking space. Takings average £3,500 per week with a gross profit yield in the region of 45%. Hours 5.00pm to 11.30pm Monday to Saturday. The business is closed on Sundays. Operated by the owner with 3 full time staff and 2 part time. The property is secured on a 10 year lease from January 2015 with a rent of £10,500 inclusive of VAT. Good opportunity for an enterprising new owner.

Ref: 11038**Leasehold £54,950****Hall Green Birmingham – Fish & Chip Takeaway**

Fish & Chip takeaway operating 6 days per week from ground floor premise located in a good parade of shops including Lloyds Pharmacy a convenience store florists Chinese takeaway ETC in a good residential area south of Birmingham. Sales average £2,400 per week with the usual high gross profit yield with sales of fish & chips burgers kebabs Southern Fried Chicken and curries with mainly over the counter sales. The property comprises ground floor sales area with some seating with rear kitchen rear potato preparation area store room and outside rear yard with WC and to the front large forecourt used for outside seating area. The premise is secured on a 7 years lease from 2014 with a rent of £228 per week inclusive of insurance. The fish & chip shop has been established over 40 years and is located on a very busy link road from Solihull to Birmingham.

Ref: 11063**Leasehold £39,950 - SOLD**

Edgbaston Birmingham – Fish & Chip Takeaway

Fish & Chip takeaway for sale with sales of traditional fish & chips pizza's kebabs southern fried chicken and curries. Sales average £7,000 per week with a gross profit yield in the region of 50%. Recently refurbished ground floor shop area to a very high standard comprises sales area with Preston & Thomas two pan gas fired range seating for 8 customers rear kitchen potato preparation area WC and outside front forecourt and rear yard. To the first floor there is a separate entrance self contained gas centrally heated 2 bedroom flat let at present with an income of £6,000 per annum. The property is secured on a 20 year lease from 2010 with a rent for the whole premise of £16,000 per annum. Hours 12.00pm to 10.00pm 7 days (11.00pm Fridays).

Ref: 10904**Leasehold £149,950****Near Stratford upon Avon South Warwickshire – Freehold A3 Café Restaurant Premise**

Fantastic opportunity after 20 years in the same owners hands to purchase the freehold of a semi-detached property with A3 café/restaurant use having 3 bedroom gas centrally heated accommodation and ideally located in a lovely south Warwickshire village with very little competition. The premise which currently operates as a Chinese takeaway briefly comprises ground floor sales area with fully fitted and equipped kitchen store room WC and further ground floor area totalling around 700 sq.ft to the ground floor and with 3 double bedrooms lounge and two bathrooms to the first floor with separate entrance. Outside to the rear very large rear garden and single garage and shed and to the front customer car parking. The property has a prominent position in the heart of the village with Barclays bank One Stop and a Pharmacy close by. EPC rating for ground floor C and for the first floor flat D.

Ref: 10985**Freehold £350,000 - SOLD**

**To obtain the full particulars of any of the above businesses,
please telephone 01564 739797 and quote the appropriate reference number.
Alternatively, request the particulars from our web site at
www.hurdleyandco.co.uk**