Hull Gregson Hull



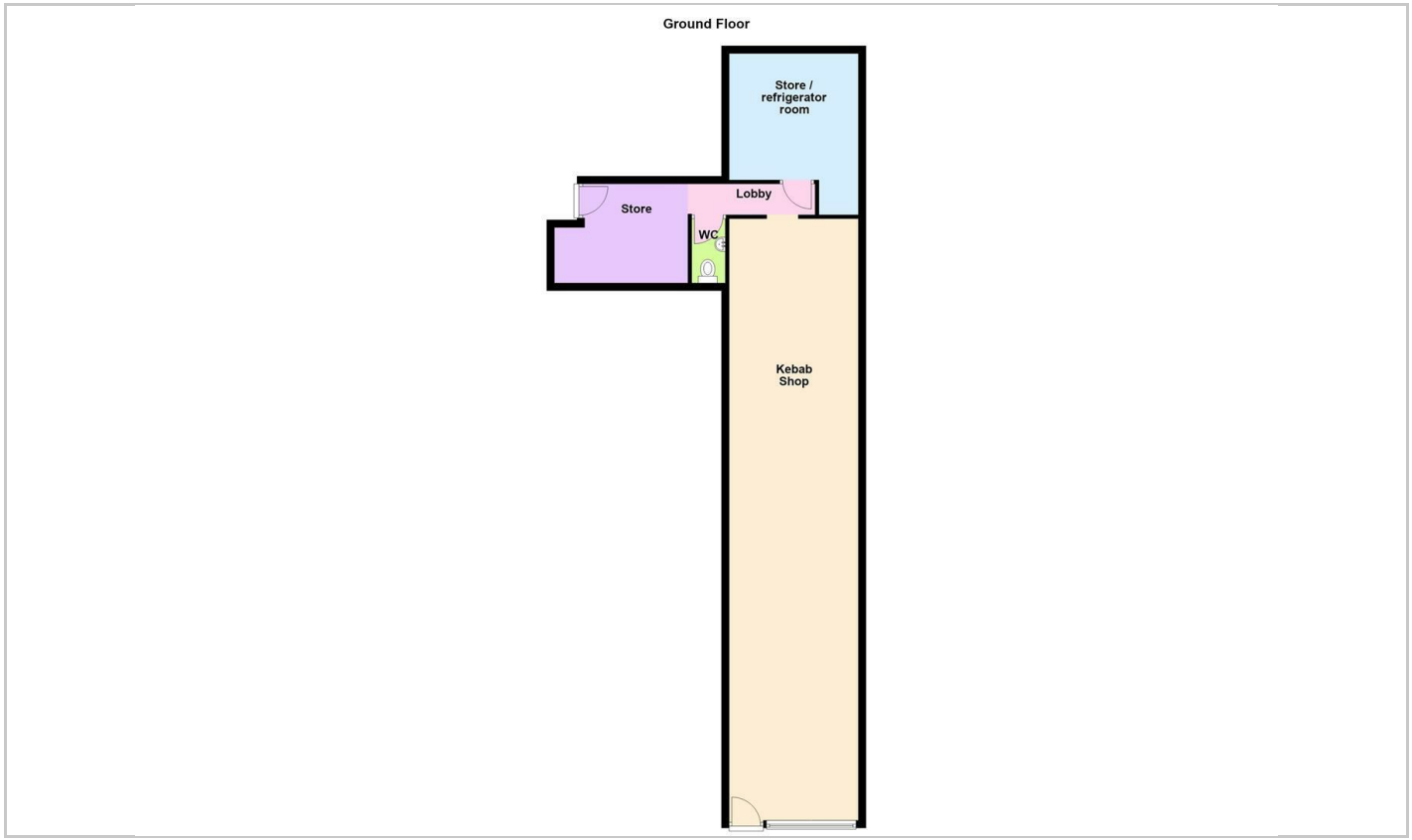


22 Westham Road, Weymouth, DT4 8NU

£150,000 Ex-VAT

FOR SALE

- Rent £14,160 per Annum
- Not subject To VAT
- Busy Location
- Currently Trades as a Kebab shop
- 12 lease from June 2017
- Landlord Holds 3 Month Rental Deposit
- Rateable Value £8,900



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

THE PROPERTY

A Freehold town centre property let on a 12 year lease from June 2017 and trading as a Kebab Shop with store rooms above. The rent is £1,180 per calendar month or £14,160 per annum and is not subject to VAT. Located on Westham Road a busy street on the edge of the town centre close to some of the carparks and a route through to the Esplanade.

kebab Shop
52'1" x 11'2"

Fridge / Store Room
11'0" x 10'11"

WC
WC & wash hand basin

Store Room
11'7" x 8'7"

Upper Floor
The upper floors are in poor condition and require updating, they are accessed by an external staircase off a rear alleyway leading to flat roofs providing access to two floors of store rooms above
First floor. Room 1 3.13 x 2.74 Room 2 could not access
Second floor Room 3 3.13 x 3.97 & Shower Room with WC, basin & shower

Lease & rent
The property is leased as a whole and trades as a Kebab Shop with storage space above.
The lease is for 12 Years from June 2017
Rent is £1,180 per month or £14,160 per annum

Deposit
The landlord holds a three month rental deposit which will be transferred to the new owner

Rateable Value
The Rateable Value is £8,900

VAT
The property is not subject to VAT

Legal Disclaimer
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