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H.C. ESTABLISHED OVER 55 YEARS
BLAKE
HORNCHURCH & CO
COMMERCIAL AND BUSINESS TRANSFER

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FOR SALE FISH & CHIP RESTAURANT BUSINESS TOWN CENTRE LOCATION



38-41 EAST WALK, BASILDON, SS14 1HA

DESCRIPTION/LOCATION

Superb fish & chip restaurant with take away facilities having extensive seating to ground and first floors. The first floor is ideal for private functions. All equipment, fixtures & fittings are of good quality and the premises must be inspected to be fully appreciated.

The premises are located in a prominent position in the heart of Basildon Town Centre close to the entrance to the Eastgate Shopping Centre with its numerous retail outlets such as Debenhams, Next, TK Maxx and Asda Superstore etc. Nearby there are also other leading occupiers including Toys 'r Us, Santander and other High Street banks. There is ample communal Local Authority car parking in the vicinity together with a service road at the rear of the premises. Basildon mainline railway station en route to London Fenchurch Street is within easy reach.

ACCOMMODATION briefly comprises:

Ground Floor

- ❖ MAIN SEATING AREA – 1,260 sq.ft (117.14m²)
- ❖ EXTENSIVE KITCHEN AREA (not measured) incorporating fish & chip deep fat fryers, display counter, cold stores and other equipment expected in a kitchen of this type.
- ❖ ICE CREAM PARLOUR SERVING AREA

First Floor - 1,925 sq.ft (178.89m²) which incorporates:

- ❖ FULLY FITTED KITCHEN
- ❖ EXTENSIVE SEATING AREA

Second Floor – Allocated to:

- ❖ STAFF ROOM
- ❖ THREE STORAGE ROOMS
- ❖ LADIES' & GENT'S W.C. FACILITIES
- ❖ DUMB WAITER

RENT

Passing rent - **£46,000 per annum exclusive.**

TERM

Assignment of existing lease with 12 years remaining (renewable).

TURNOVER

We are advised that there is an excellent turnover and further information can be provided to genuine applicants.

LEGAL COSTS

Ingoing tenant to be responsible for landlord's reasonable legal costs.

RATING

We are informed by the Valuation Office website that the current rateable value for the shop is £38,750.

SERVICES

Although we understand that mains electricity and water are available, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

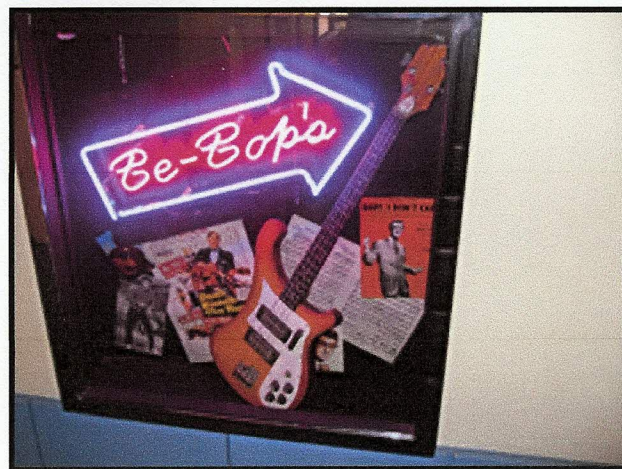
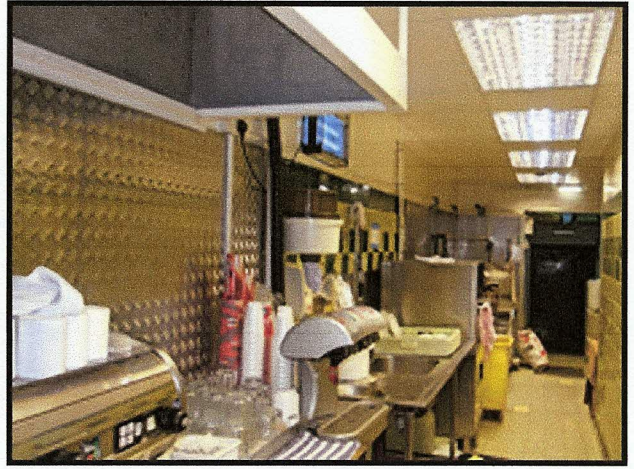
PLANNING

We are advised that A3 (Hot Food) Consent has been granted but interested parties should make their own enquiries of the Local Authority.

VIEWING

Strictly by prior appointment with H. C. Blake and Company.

PRICE: To include Goodwill, Fixtures & Fittings - £149,995 Leasehold



Ref: BT1/09