

Soho Road | B21 9NA  
LEASE FOR SALE £55,000

Shops 1336  
**lers**  
0121 554 9710

**Vegi**  
egg and meat free  
CATERING FOR ALL OCCASIONS



**VIRDEE**

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LEASE FOR SALE £55,000

PURE VEGI LEASE FOR SALE Virdee Estates are proud to present for sale the lease of Pure Vegi. A3 premises, situated on the main Soho Road opposite the Barclays Bank, comprising of service counter, upto 32 seating capacity, preparation room and kitchen. First floor having lounge, bedroom, kitchen and bathroom. EPC rating: TBC



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#### About Pure Vegi

Established for 7 years and family run, Pure Vegi is situated on the main Soho Road opposite the Barclays Bank, having seating area for upto 32 persons. The current owners built the niche business from scratch and now looking to retire. A strong repeat customer base has been built and many additional business can be gained from catering for parties and functions. The business will suit anyone looking to expand their current eatery outlets into this area or anyone looking to take over an already exciting established model.

**Customer Seating Area**  
5.90m x 4.29m

Having several spotlights, seating area with benches and tables, laminate flooring, single glazed window to the front elevation and a single glazed door to the front elevation.

**Cashier/Preparation Area**  
3.14m x 4.33m Max

Having ceiling light points and vinyl flooring.

**Kitchen**  
12.6m x 4.30

Having ceiling light points, a range of fitted units, space for appliances subject to size and part tiled and part vinyl flooring.

**First Floor**

**Landing**

Having ceiling light points and laminate flooring.

**Lounge**  
4.20m x 3.32M

Having ceiling light points, laminate flooring and a double glazed window to the rear elevation.

**Bedroom**  
5.05m x 3.99 Into Alcoves

Having a ceiling light point, gas fire, laminate flooring and a double glazed window to the front elevation.

**Kitchen**  
Having a ceiling light point, a range of fitted wall and base units, space for appliances subject to size and a double glazed window to the rear elevation.

**Bathroom**  
2.74m x 1.55m

Having ceiling light points, bathtub, hand wash basin, ceramic splash back wall tiles, laminate flooring and an obscure double glazed window to the rear elevation.

#### Tenure

**Leasehold**  
**£55,000 sale of business**  
**10 year lease**  
**Each party to be responsible for their own Solicitors Fees**

**Agency Fee of £1500 plus VAT to be paid by new ingoing tenant.**

**Rent at £1,300 per month**  
**Business Rates 100% relief**

**Fixtures and Fittings**  
**Included in price.**

**Viewings**  
**Please call Virdee Estates to arrange an appointment.**

**THINKING OF SELLING OR LETTING YOUR HOME?**

**Virdee Estates would be delighted to carry out a FREE market appraisal of your property.**

**CALL NOW ON 0121 554 0330**

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**IMPORTANT NOTICE:**

In accordance with the property misdescriptions act 1991 these details, photographs and floor plans have been prepared in good faith and as a general guide not a statement of fact. Neither do they constitute part of an offer or contract. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate. We would recommend if there are any particular points that concern you these should be checked with a member of staff, especially if travelling some distance, before you leave to view a property.



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