

## LEASEHOLD BUSINESS FOR SALE

### PRIME LOCATION - DOUGLAS

#### **Extremely Popular Sandwich Shop & Catering Business**

#### **Price for goodwill, fixtures and fittings – On Application (Stock at Valuation)**

### DESCRIPTION

Located in the heart of the business district this long established, fully operational and equipped business is available for sale. The business comprises of a very busy, sandwich shop (hot and cold take away), mobile sandwich-round vans – serving the business community and an outside catering business. There is fabulous potential to expand the business re: evening takeaway/outside catering.

### LEASE ASSIGNMENT

Rent circa £19,750 pa exclusive.

### SERVICES

It is understood all mains services are connected to the building.

### VIEWING

**SERIOUS ENQUIRIES ONLY** - Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley (01624 645550)**.