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## Retirement Sale - Long Established Takeaway With Flat Lease & Business For Sale **EASTERN PRIDE** **61 HIGH STREET, UCKFIELD TN22 1AP**



### LOCATION

Situated in an extremely prominent position in the middle of the High Street being immediately next to **Nationwide Building Society**. A wide variety of trades are located in the vicinity including electrical retail, bakery, jewellers, footwear and fashion. There is lay-by parking to the front and a short distance away is a walkway leading to the free shoppers central car park at the rear.

### ACCOMMODATION

The premises comprise a ground floor shop with kitchen at the rear together with a small flat above arranged as follows:

#### Shop/Reception

Internal width           14'9" (4.5m)  
Depth                       16'3" (5.0m)  
**240 sq ft (22.3 sq m)**



Partitioned from and with door to:



Ceiling with inset lights, display counter + tiled floor.

continued

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### 3. 61 High Street, Uckfield



**Flat** Council Tax Band A.

**VAT** We are informed VAT is not charged on the rent.

**BUSINESS** Eastern Pride has been established for some 26 years and was originally one of the first takeaways in Uckfield High Street. it is open 7 days per week from 5.30pm to 10.30pm. The business is run by the Proprietor and his brother who is the chef, together with two further full time staff + delivery drivers. The takeaway has always had a good reputation in the Town and currently benefits from online ordering and its own app. Prior to the lockdown period turnover was averaging £4,000 per week. During the lockdown turnover increased as takeaways were allowed to remain open.

**PRICE** £35,000 for the lease and business + fixtures & fittings.

**SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

**EPC** The Vendor has been advised that an energy performance certificate is required.

**VIEWING** Strictly by prior appointment with agents, **Lawson Commercial**.

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