



LABELLA | 57-59 HIGH STREET | LEES | OLDHAM  
OL4 3BN



1,710 sq ft (159 sq m)



WELL ESTABLISHED LEASEHOLD ITALIAN  
RESTAURANT BUSINESS  
OCCUPYING PROMINENT VILLAGE CENTRE LOCATION

Confidentially Available  
**BUSINESS FOR SALE**

## DESCRIPTION

The property has been trading as a restaurant for approximately 25 years in total and for the last 10 years or so has been operating as the very well regarded Labella Italian.

The property is a traditional village centre end of terrace building of stone construction under a pitched tile roof and has been extensively fitted out to provide a modern open plan contemporary feel with high quality fittings, decoration and equipment. There are polished timber floors, vaulted roof incorporating Velux windows and exposed timbers, double glazing to front and right hand elevations, quality light fittings and high standard if decoration.

The Ground Floor is given over to restaurant use at the front and this incorporates a contemporary bar installation and small reception area. To the rear is a fully fitted kitchen and storeroom together with Washroom. The First Floor provides in the main open plan dining accommodation accessed via a centrally installed feature stairwell and to the rear is a small bar and staffroom together with a Washroom.

The property has a 90 seating capacity and has the following opening hours:  
Monday closed  
Tuesday to Thursday 5pm till 10pm  
Friday & Saturday 5pm till 11pm  
Sunday 2pm till 9.30pm

The business also has both UberEats and JustEat arrangements.

Externally the property has the benefit of free parking facilities very close by within the village.



## LOCATION

The property is very prominently located fronting onto High Street at the junction with New Street in the centre of Lees Village in a very well established retail/commercial and residential locality.

The main A669 Lees Road through the village provides good access to the surrounding district, Oldham town centre and the Saddleworth area.

## SERVICES

We understand that all mains services are available. The building is heated by a gas fired central heating system with radiators and the property has full quality feature lighting installations and an intruder alarm.

## FLOOR AREA

The property extends to 1,710 sq ft in total made up as follows:

Ground Floor	855 sq ft
First Floor	855 sq ft
<b>Total</b>	<b>1,710 sq ft</b>

The Ground Floor Restaurant area accounts for approx. 600 sq ft with the remainder being kitchen, preparation and storage accommodation.

## ENERGY PERFORMANCE CERTIFICATE

Available on request

## LEASE

The property is held on a 7 year lease commencing 27/4/16 till 26/4/23 with the present rent passing being £27,000/annum, exclusive.

The rent is subject to review on 27/4/21.

Further lease details on request.

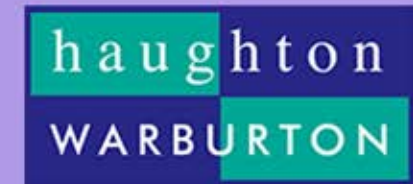
## SALES TERMS

The business is available For Sale at a consideration of £90,000 plus all equipment (List available), fixtures/fittings and stock at valuation.



HW Property Ltd. conditions under which particulars are issued:  
Messrs. Haughton Warburton for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- (1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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- (3) No person in the employment of HW Property Ltd. or any joint agents has any authority to make or give any representation or warranty whatever in relation to the property.
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- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.



## VIEWING

Please contact the Sole Agents; Haughton Warburton on 0161 839 0080.

The property is still trading and as such we would respectively ask that all enquiries are conducted through our offices. Thank you.

