



Madley's Mighty Mix Takeaway

Madley, Herefordshire, HR2 9LS

Tenure: Leasehold

Price: £8,000

Ref: 96641

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Lock-up takeaway unit
- Located in the heart of the Golden Valley
- Comprehensively equipped catering kitchen
- Currently closed - huge scope to develop trade
- Apartment available by separate negotiation

Location

The village of Madley is six miles west of Hereford in the heart of the Golden Valley, between the Black Mountains and the River Wye.

Madley is estimated to have a population of 1,200. Its amenities include a village shop, a church, a public house and a primary school. Other rural villages and parishes are found nearby.

In the heart of the village is Madley's Mighty Mix Takeaway.

The Property

The property is a single storey, lock-up takeaway which is comprehensively equipped with stainless steel catering equipment and effects.

With no permanent competitors in the local area, this leasehold sale presents an opportunity for a new owner to establish a takeaway serving a menu of their choice.



Trade Areas

GROUND FLOOR

Entrance vestibule leading directly to the service counter. Seating in hallway for ten customers. Stainless steel SERVERY with glass hot cupboard.

CATERING KITCHEN with stainless steel clad walls, Altro nonslip flooring and a six-section extraction unit. Doner kebab rotisserie, six ring gas stove and twin deep fat fryer. Storage cupboard.

To the rear is a UTILITY/PREPARATION AREA with external access. WC.

Owners' Accommodation

Available by separate negotiation is a first floor apartment comprising two BEDROOMS, KITCHEN and BATHROOM.





The Business

Our client has operated Madley's village shop and its Mighty Mix Takeaway since 2022. Due to the pressure of running two businesses, they took the decision to close the takeaway in June 2026 and now wish to sell the leasehold.

Historically, the takeaway served burgers, a selection of curries, fish & chips and kebabs. The business enjoyed good support from the local community and people frequenting the village shop.

The business operated from 4.30pm - 8pm, Thursday to Saturday. Prospective purchasers will undoubtedly see the potential to increase these trading hours.

The business is currently closed. No trade is sold or warranted. No historic trade accounts are available. Prospective tenants will need to make their own assumption as to potential trade levels giving due regard to the size of the premises, its location and the local demographics.



Services

All mains services are connected.

Rateable Value: TBC.

Local Authority: Herefordshire Council.



Tenure & Price

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LEASEHOLD	£8,000.
TERM	Three years.
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£9,000 per annum.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Soft drinks to be purchased from the attached Village Store
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.
ADMINISTRATION FEE	The purchaser will be required to pay Sidney Phillips Limited an administration fee of £2,000 plus VAT for the preparation of the lease.



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