

Sales Particulars



‘Investment Opportunity

Pembrokeshire Ref CR 183



Price

Property including Trade Fixtures and Fittings: £255,000

Business: A business opportunity to invest in a well presented high street property that has the benefit of a takeaway license.

The percentage property growth in this area has been among the highest in the UK over recent years.

There is a two bed room flat above the shop accessed via a rear door

Location: At the heart of the town centre amidst a parade of mixed shops, on the main shopping street

Opening Hours:

The business is licensed to open until 12.00 midnight



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3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569

Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales

Premises:

The dining area has 24 covers, customer toilet a chilled servery and a hot food display unit. There is an open plan kitchen, preparation room and corridor fitted with a walk in fridge and walk in freezer.

Other catering equipment includes:

Kebab grills (2 No)

Double deep fat fryer

Bain mare

Gas griddle, griddle

Double pizza oven

Stainless steel table/work tops (10 No)

Dough mixer for pizzas

Various refrigeration units

Accommodation above the shop consists of a 2 bed flat with a living room and bathroom.

Tenure:

Freehold

Rates: £1,600 per year

Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **01792 419569** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

Disclaimer: Please Note: The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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