

# Sales Particulars



## 'Public House with High Class Restaurant/Bar'

Confidential Sale – Located in South Wales Ref CR 197



### Price

**Business & Property £1, 200, 000: plus sav**

**Also available leasehold**

**Business:** A very successful fully licensed Public House with the benefit of a high class restaurant presently offering Indian cuisine and with the added benefit of a separate lounge bar. The property is exceptionally well presented and has been fitted out very tastefully. The business also provides a delivery service and operates an outside catering service. The business has excellent takings and profit margin.

Although presently used for Indian cuisine, the property would suit other cuisines and uses complementary with the catering and licensed trades.

**Location:** The business is well situated in a much sort after area of a mixed commercial and residential makeup.

**Turnover:**  
£572,000 per annum

**Accounts:** Will be made available once the business has been viewed.



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[www.Arrow-Business.co.uk](http://www.Arrow-Business.co.uk)

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

Email: [enquiries@arrowproperty.co.uk](mailto:enquiries@arrowproperty.co.uk)

M N Archer trading as Arrow Business Sales

## Opening Hours:

7 days 12.00 noon to 2.00pm and 6.00pm to 12.00midnight (1.00am weekends)

## Premises:

The property is a converted 19c church of traditional stone build.

The business area consists, on the ground floor of a dining area (approx.1450 sq ft) with 60 covers. Stairs down lead to the customer washrooms. A stunning ash staircase leads up past a large crystal chandelier from the ground floor dining area to a mezzanine floor with an additional dining area with a further 200 covers.

Also on the ground floor is a large, very well equipped trade kitchen) approx.545 sq ft) and a stockroom (approx.220 sq ft).Two dumb waiters serve the dining area.

There are staff toilets and a further store room (approx 160 sq ft)

A lower ground floor houses a lounge bar that can be accessed separately from the outside and therefore attracts customers that are not necessarily using the dining facilities.

Outside there is an area used as a beer garden

## Tenure:

Freehold (leasehold also available)

Rent (if leased) £65,000 pa

Rates: TBA 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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