

Sales Particulars



'Chinese Fish Shop/Takeaway'

Swansea Ref: CR 202 A



Price

Business & Property: £299,000 plus sav

Business: A busy takeaway that offers traditional fish and chip shop food together with a comprehensive Chinese cuisine menu.

There is a spacious 4 bed flat above the business and this is included in the asking price. Operated by the vendor and five part time staff the business is easily managed.

Location: Very well located in a highly populated residential area

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

Opening Hours:

Mon/Wed/Thurs/Fri/Sat	12.00noon to 2.00pm & 5.30pm to 12.00pm
Sunday	5.30pm to 12.00pm
Tuesday	Closed



Member of the Federation of Business Brokers

www.Arrow-Business.co.uk

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 property is part of a small block of commercial units and occupies an end plot Good sized sales shop with a comprehensive range of trade fittings and fixtures including 2 pan Preston & Thomas range, 2 microwave ovens, kebab grill, upright fridge etc.

The spacious trade kitchen is well equipped with a traditional Chinese wok cooker (7 pans), an electric cooker with 4 burners, fridge/freezer, large upright chiller and chest freezer etc.

There is a staff toilet and access to the rear parking area.

The first floor accommodation is accessed via a stairway at the rear of the shop and consists of 4 bedrooms and bathroom.

There is parking to the front and rear of the property

Tenure:

Freehold

Rates: £1,500 per year



Viewing: This is a confidential sale. Please respect the vendor's wishes. 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.



Member of the Federation of Business Brokers

www.Arrow-Business.co.uk

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

Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales



Member of the Federation of Business Brokers

www.Arrow-Business.co.uk

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

Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales