

'Fish & Chip Takeaway With Kebabs, Pizza etc'

Aberdare Ref CR 223



**Price
Business: £45,000**

Business: A traditional Fish & Chip shop also serving Kebabs, Burgers and Pizza's. The business has the benefit of good taking with low overheads and a long lease. The business has the further benefit of 3 bed room accommodation

Location: The business is well located in a residential area with a high volume of houses

Financial Details:

Weekly Sales: £2,300

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

Opening Hours:

Monday to Thursday 12.00noon to 2.00pm
& 5.00pm to
11.30pm

Friday & Saturday 12.00noon to
11.30pm
Sunday 5.00pm to
11.30pm

Premises:

The business is housed in a mid terraced house and consists of the shop fitted with a 2 pan Preston & Thomas range, a kebab grill, chicken grill, pizza oven, chilled salad display unit, 3 No freezers, 2 No fridges, and a charcoal grill.

There is an extension to the rear which houses the food preparation area, storage, potato peeling and chipping area. There is access to the rear yard which has a stockroom and access to the rear lane.

Accommodation consists of, on the ground floor, a living room, bathroom and toilet. On the first floor there are 3 bedrooms. Outside there is unrestricted parking

Tenure:

Leasehold	16 years remaining
Rent:	£10,400 pa
Rates:	£600 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 leasehold, 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.