

Sales Particulars



‘Sandwich Shop/Bakery with Pizza Delivery c/w 4 bedroom accommodation’



Price
Freehold: £195,950

Business:

The business is husband and wife run and offers freshly baked bread, savouries, cakes etc together with sandwiches, baguettes, soft drinks and also offers a pizza delivery service. The Business also offers made to order celebration cakes.

The business has the advantage of spacious four bedroom family accommodation over.

Tenure:

Freehold

Rates: TBA per year

Location: Located in a village on the main commercial road amongst mixed commercial and residential properties.

Income: £80,000 pa



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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 property is of Victorian era and has undergone almost complete refurbishment including rewiring, new roofing and new plumbing.

The property now offers a retail shop area with separate front access, of approx.230 sq ft fitted with an over counter cooled display unit, an ambient heated display unit, dairy chilled display cabinet, a double shelving unit and counter with till.

To the rear of the shop here is a small trade kitchen to the rear (approx.64 sq ft) fitted with a double pizza oven, and two Falcon Dominate baking ovens (gas) fitted with a canopy extraction system

Further to the rear there is a food preparation room (approx.117 sq ft) equipped with:

- 3 No six feet chest freezers
- 60Litre Mixer
- Rondo Pastry Sheeter
- Williams Retarder
- Harvester bread slicer

The trade kitchen (approx.223 sq ft) at the back of the ground floor is equipped with:

- 3 deck /9 tray oven with high crown and steam
- 5 bag Mono high speed dough mixer
- Mono bread molder
- Stainless steel work table
- 20 Litre mixers (2No)
- Mono bun divider/molder
- Stainless steel sink unit

A lean to extension to the rear has access stairs down to a large dry cellar

Accommodation

The accommodation is accessed from a separate front door that leads to a hallway with toilet.

Stairs from the hallway lead up to the first floor with one bedroom, lounge, bathroom and kitchen. A further short staircase leads to 3 more bedrooms.

It would be possible to split the accommodation into three separate units

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.

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