

Sales Particulars



'Lock-Up Chinese Fish Shop'

Caerphilly Area Ref CR 238



Price
Business & Property: £95,000

Business: A well established lock-up hot food takeaway presently operating as a Chinese Fish Shop with deliveries.

The business is in a good main road location and is a spacious property. The business is licensed for longer opening hours if required

The property is held on a long ground leasehold original for 99 years with no rent payable.

Virtually staff run with a full time chief, 3 part time counter staff and 2 part time delivery drivers.

Location: Located on the end of a parade of shops on a main road in a residential area

Financial Details:

Weekly Sales: £1,400

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

Opening Hours:

6 days (closed Tuesdays) 5.30pm to 11.00pm to 5.30pm.

Premises:



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Email: enquiries@arrowproperty.co.uk

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The ground floor shop consists of a reception/waiting area (approx.250 sq ft) with counter, Preston & Thomas single pan range, upright chiller, small fridge, microwave oven and CCTV system. There is a staff toilet and wash hand basin.

The trade kitchen is approx.157 sq ft and equipped with a 7 ring wok, extractor system and work surfaces.

There is a door to the rear yard.

Also to the rear is a storeroom and potato preparation room with peeler and chiller, chest freezer. Steps from the rear yard lead up to a rear lane access.

Tenure:

Long leasehold 75 years remaining

Rent: Nil

Rates: £1,456 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 long 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.

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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