

# Sales Particulars



## ‘Hot Food Takeaway’

Neath Area CR 240



### Price

**Business: £50,000 plus sav**

**Business:** A hot food takeaway presently serving Indian cuisine but suitable for other cuisines. The business holds the necessary A3 license. The business also operates a home delivery service. The business has the benefit of a long lease and low overheads

Operated by the vendor two full time and one part time staff the business is easily managed.

**Location:** At the heart of the village centre occupying a corner plot on a main road in a mixed commercial and residential area

### Financial Details:

Weekly Sales: £2,000

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

### Opening Hours:

7 days 5.30 pm to 11.00pm



Member of the Federation of Business Brokers

[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

**Premises:**

The business, to the ground floor consists of the customer waiting area and the servery.

To the rear of the servery is the trade kitchen equipped with:

Extractor system

Hot Cupboard

Double deep fat fryer

Tandoori oven

2No gas cookers (6 burners each)

Wash hand basin

Stainless steel food preparation table

Microwave oven

2No upright fridges

There is a food preparation room with two stainless steel; sink units and a chest freezer

Stairs lead up to the accommodation that consists of 3 bedrooms, a storeroom, and a bathroom. The accommodation has the benefit of gas central heating.

**Tenure:**

Leasehold                      24 years remaining

Rent:                              £200 per week

Rates:                             £800 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 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.



Member of the Federation of Business Brokers

[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



**Member of the Federation of Business Brokers**

**[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**