

Sales Particulars



'Authentic Thai Restaurant & Takeaway'

Llanelli Ref CR 246



Price

Freehold & Business: £295,000 plus sav
Or alternatively Leasehold £59,950 plus sav

Business: An authentic Thai Licensed Restaurant and Takeaway. The specialist food is imported from Thailand and many of the restaurants decoration are also from Thailand We believe that this restaurant is the only truly authentic Thai restaurant within 40 miles and because of this; the business attracts regular custom from a wide area.

Operated by the vendor with a Thai chef, 1 full time and 1 part time staff, the business is easily managed.

Location: Well located on a main commercial and residential street close to public car park

Financial Details:

Annual Sales: £100,000

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

Opening Hours:

Sunday to Wednesday 6.00pm to 11.00pm

Thurs/Fri/Saturday 6.00pm to 11.30pm Option to open Lunch time if required



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Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales

Tenure:

Freehold or
Leasehold Term to be agreed
Rent: £1,500 per month
Rates: £1,800 per year

Premises:

The ground floor restaurant consists of an entrance leading to a dining room) approx.600 sq ft) with approx.52 covers and a bar with ice making machine. The restaurant has the advantage of being air conditioned and has CCTV with 6 cameras.

There are ladies and gentlemen's washrooms to the rear
The large trade kitchen (approx. 250 sq ft) is equipped with:
Double s/s refrigerator
Griddle
Deep fat fryer
2No 6 ring gas range
S/S chiller unit
2No chest freezers
3No upright fridge/freezers
Double s/s sink unit
Hot table s/s
S/S work tables
2No hot cabinets
Drinks display cabinet.

There is access to the rear of the property with a door leading on to a lane that is used for loading

Accommodation:

The accommodation over the restaurant is accessed via stairs from the kitchen. There are four bedrooms (3 double and 1 single) a bathroom, lounge and utility room. The flat is gas centrally heated

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 or 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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