

# Sales Particulars



## 'Busy Lock-Up Fish Bar'

Cardiff Ref CR 255



### Price

**Business: £60,000 plus sav**

**Business:** A busy lock-up traditional fish & chip shop that is well presented and well equipped. The business has the advantage of a large trade kitchen that would suit other cuisines (Chinese, Indian etc)

Operated by the vendor and four part time staff the business is easily managed.

**Location:** The business is well located in a mixed residential and commercial area on the edge of the popular Cardiff Bay redevelopment. The area has seen phenomenal redevelopment in recent years with the construction of up market apartments, offices and the Assembly for Wales's building.

### Financial Details:

Weekly Sales: £3,000+

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

### Tenure:

Leasehold 4 years remaining (renewable)

Rent: £12,000 per year

Rates: £3,600 per year



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[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

## Opening Hours:

Mon/Tues 5.30pm to 10.00pm  
Wed/Thurs/Fri 12.00noon to 2.00pm  
and 5.30pm to 10.00pm  
Saturday 6.00pm to late  
Sunday 6.00pm to 9.30pm

## Premises:

The lock-up premises consist of the shop area (approx.250 sq ft) with tiled walls, a ceiling lighting.

The shop is equipped with:

Preston & Thomas 2 pan frying range with extraction system

Soft drinks display cabinet

4 pot Bane Mare

1,850 watt Microwave oven (3No)

Upright Stainless steel refrigerator (3 No)

Upright Double Stainless steel Freezer

Fan oven

Chest freezer

Deep fat fryer (3No)

Hot plate griddle

Electric insect killers (3No)

Oil filter

The trade kitchen (approx. 230 sq ft) is to the rear of the shop. There is a staff toilet and a potato preparation/store room equipped with a peeler and a chipper



**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.

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