

Sales Particulars



'Licensed Indian Restaurant with Takeaway/Deliveries & 6 bed accommodation' Ref: CR 256 Swansea Area



Price
Business: £65,000 plus sav

Business: A very well presented licensed restaurant presently serving Indian and Persian food but suitable for other cuisines.

The business has the further advantage of 6 en-suite bedrooms, a large car park and a children's play area.

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

Location: Located on a main road on the outskirts of this popular south west Wales town. The town has seen substantial expansion in recent years with extensive new housing projects very close to the business.

Financial Details:

Weekly Sales: £3,000

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

Opening Hours:

Monday to Thursday 5.30am to 11.30pm
Friday & Saturday 5.30pm to 12.00 midnight
Sunday 12.30pm to 10.00pm including lunchtime buffet

Tenure:

Leasehold 23 years remaining
Rent: £22,000 pa
Rates: £5,000 per year



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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 premises, built mainly of stone, where originally a licensed hotel.

The main entrance porch leads into two dining areas.

Dining room 1 is approx.450 sq ft and has 24 covers whilst dining room 2 is approx.350 sq ft and has 28 covers. The bar between the rooms serves both dining areas. There are ladies and gentlemen's wash rooms at the back of dining room 2.

The trade kitchen is approx.400 sq ft and is equipped with:

2No 6 burner cookers

A Tandoori Oven

2No deep fat fryers

Microwave oven

Hot food cabinet

2No upright stainless steel freezers

1 chest freezer

Double stainless steel sink units

Stainless steel worktables

There is access to the rear of the property

Accommodation: Stairs lead up to the first floor where there are 5 en-suite bedrooms. Further stairs lead up to the second floor where there is a large bedroom/lounge with en-suite bathroom.

Outside there is parking to the front of the property with a large car park to the rear. Also to the rear is a children's play area and beer garden.



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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