

Sales Particulars



Licensed Indian Restaurant

Mountain Ash Ref: CR 259



Price

Business & Property: £175,000 plus sav
Or Leasehold: £25,000 plus sav

Business: A well established Licensed Indian Restaurant and Takeaway that also offer deliveries. The premises could be suitable for other cuisines.

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

Location: Well located at the heart of this valleys village.

Financial Details:

Weekly Sales: £750

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

Opening Hours:

Monday to Saturday 5.00pm to 9.00pm



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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 consist of the dining area (approx.300 sq ft) with 20 covers and an open plan kitchen area. Behind the servery is a 6 ring burner hob, a chapatti cooker and a draught beer dispenser. There is a customer toilet off from the dining area .There is an extractor system above the cooker.
A small trade kitchen has built in units including a 4 hob electric cooker, an oven and a microwave oven.

Accommodation:

Accommodation consists of two separate one bedroom flats.
Accessed from the rear yard (with access from a rear lane) there is a lounge, kitchen, bedroom and bathroom.
Accessed from a front door from the front street, stairs lead up to 1 bedroom, a living room/kitchen and a shower room /toilet.

Tenure:

Freehold or
Leasehold TBA
Rent: £12,000 pa
Rates: £TBA 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 freehold/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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