

Sales Particulars



Freehold Fish & Chip Shop and Licensed Indian Restaurant Ref CR 260

Mountain Ash



Price

Business & Property: £325,000 plus sav

Business: A substantial property with two businesses and accommodation. The property consists of a fish and chip shop and licensed Indian restaurant and takeaway. The property has the advantage of two one bedroom flats and a two bedroom flat and a possible building plot to the rear.

Location: At the heart of this valleys village amongst commercial and residential properties

Financial Details:

Total weekly Sales: £1,900

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

Opening Hours:

Fish & Chip Shop: Monday to Saturday 11.00am to 2.00pm & 5.00pm to 9.00pm
Sunday 5.00pm to 9.00pm
Restaurant: 5.00pm to 9.00pm 7 days



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M N Archer trading as Arrow Business Sales

A) Premises: (Fish & Chip Shop)

The property consists of the fish shop (approx.165 sq ft) fully tiled out and fitted with a suspended ceiling (with integral lighting).There is an Olympia 2 pan range, cold drinks display cabinet, chest freezer,2No microwave ovens, upright freezer, upright fridge/freezer and an electric till.

Behind the shop is the food preparation room equipped with a potato peeler and chipper and stainless steel sink unit.

Accommodation:

The accommodation is accessed via a stair from the preparation room. The stairs lead up to 2 bedrooms whilst the stairs down lead to an open plan lounge/dining/kitchen with a shower room/toilet. There is a small conservatory type room with a fridge/freezer and a chest freezer.

To the rear is a plot of land) approx.20ftx40ft) used for parking that could be used) with the necessary planning approval) as a building plot for flats etc.

B) Premises: (Indian Restaurant)

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

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, 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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