

# Sales Particulars



## Well Established Sandwich Round with substantial Freehold Property with Vacant Cafe/Takeaway with 5 Bedrooms

Ceredigion Ref CR 270



### Price

**Business & Freehold Property: £325,000**

**Business:** A well established sandwich round supplying retail outlets (garages, shops etc). The sandwiches are made in the trade kitchen, film wrapped and taken out in a refrigerated van. The vendors also previously operated the cafe and takeaway but closed this to concentrate on the sandwich business.

The property would suite use as a cafe, fish and chip shop/restaurant, Chinese or Indian cuisine etc.

**Location:** The business is well located on a main truck road just outside of Cardigan. This area attracts many visitors during the holiday months and has a large passing trade



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Email: [enquiries@arrowproperty.co.uk](mailto:enquiries@arrowproperty.co.uk)

M N Archer trading as Arrow Business Sales

**Financial Details:**

Annual Sales: £60,000 at 65% profit

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

**Premises:**

The large spacious detached property consists of:

Ground Floor

Front entrance leading in to the café area (approx.360 sq ft) fitted with a chilled serve over display counter. There is an exit door through to the rear of the property. Access through to the trade kitchen (approx 300 sq ft)

Equipment includes:

8No stainless steel worktables

Chest Freezer

3No Upright refrigerators

Cling film wrapper

Buttering machine

Commercial microwave oven

Hot water boiler

Dish Washer

Extraction system

Double stainless steel sink unit

From the kitchen there is access to the side of the property. Also on this level is an office with a chest freezer and 2No upright refrigerators. Here also is the staff toilet.

**Accommodation:**

On the ground floor to the rear of the property is 2 bed flat with lounge/kitchen/dining room (approx.325 sq ft).

Bedroom one is approx.35 sq ft with an en-suite toilet with a wash hand basin and room for a shower.

Bedroom two is approx.120 sq ft with an en-suite bathroom, wash hand basin and toilet.

There is a further room off from the kitchen that could be used as an office, dining room or a further bedroom.

A separate flat is accessed via a steel stairway to the rear of the property that leads up to verandah. In this flat there are three large bedrooms, a large lounge, and a kitchen dining room. There is a large bathroom fitted with a bath a shower cubicle, toilet and wash hand basin. This flat is rented out on a short term basis. This rent is not include in the turnover.

**Outside**

To the front of the property is small walled area that could be used for seating. There is a driveway to the side of the property leading to a rear parking area, a double garage ( previously used as a stables) a storage building and a small garden with views across fields.

**Tenure:**

Freehold

Rates: £1,200 per year ( zero until October 2012)

**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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