

Sales Particulars



Vacant A1/A3 Premises

Swansea City Centre CR 271



Price
Lease: £10,000

Property: Previously traded as a coffee shop, the premise is available as an empty unit without equipment or furniture. The unit has been fitted out with a suspended ceiling with integral lighting, quality commercial grade flooring, glass frontage and door. The property is also equipped with a security roller grill and is alarmed. The shop area is approx. 425 sq. ft. and there is a storeroom to the rear and an emergency exit. The shop is in excellent decorative order. The shop would suite catering or retail use.

Location: Well located in the shopping parade that includes a cinema and bowling alley. The parade is one of the main thoroughways through to the main shopping centre of the city and has a high footfall.



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3 Cross Street Gorseinon Swansea SA4 4BU Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

C B Archer trading as Arrow Business Sales

Opening Hours:

7 days from early morning through to 11.00pm

Tenure:

Leasehold 1year remaining (renewable)

Rent: £5,500 pa

Rates: £6,000 per year



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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 **0333 1234 311** 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.

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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