

# Sales Particulars



## Chinese Takeaway with deliveries & 4 bed accommodation

West Glamorgan Ref: CR 272



### Price

**Business: £130,000 plus sav**

**Business:** A well established and very business Hot Food Takeaway and deliveries offering Chinese cuisine. The business includes local celebrities' as customers and has been run very successfully for many years by the vendors

Operated by the vendors and two part time staff the business is easily managed.

**Location:** Very well located in a residential area with a predominant student population.

### Financial Details:

Annual Sales: £250,000



Member of the Federation of Business Brokers

[www.Arrow-Business.co.uk](http://www.Arrow-Business.co.uk)

3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569

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

M N Archer trading as Arrow Business Sales

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

**Opening Hours:**

Mon/Weds/Thurs/Fri/Sat                      5.00pm to 12.00pm  
Sunday    6.00pm to 12.00pm  
(Closed on Tuesdays)

**Premises:**

The property occupies a corner plot and is on three levels. To the ground floor the trading area consists of a service counter and waiting area (approx. 220 sq ft). Through from the reception area is the trade kitchen.(approx. 200 sq ft) Equipment includes:

- A 7 wok gas hob with extraction system over
- 2No stainless steel sink units
- 2No stainless steel work tables
- A 4 pot Bane Marie
- 2 No Upright Fridge/freezers (stainless steel)
- Chest Freezer
- Double fat fryer
- Small refrigerator

Through from the kitchen is a storeroom (approx 110 sq ft)with 2No electric rice cookers and shelving. Next to the storeroom is the food preparation room (approx 130 sq ft) equipped with a chest freezer and an upright refrigerator.

Outside there is a yard with a large storeroom and a garage.

**Accommodation:**

The accommodation can be assed either via a separate side door or through the trade area. On the upper two floors there are four bedrooms, a lounge and a bathroom.

**Tenure:**

Leasehold                      20 years remaining ( renewable)  
Rent:                              £200 per week  
Rates:                              Nil 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 **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.





**Member of the Federation of Business Brokers**

**[www.Arrow-Business.co.uk](http://www.Arrow-Business.co.uk)**

**3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569**

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

**M N Archer trading as Arrow Business Sales**