

Sales Particulars



Busy, Well Established Delicatessen & Licensed Cafe

South Glamorgan. Ref: CR 340



Price

Leasehold Business: £85,000 plus sav

Business: A very well presented Delicatessen and Licensed Cafe serving all day breakfasts, home cooked lunches, afternoon teas etc. The business further benefits from outside catering, supplying hampers, private functions, events etc. The business also retails a wide selection of delicatessen foods and drinks.

Location: The business is well located on a main street of this popular town



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80, Windsor Village, Port Talbot SA12 7EY Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

C B Archer trading as Arrow Business Sales

Financial Details:

Annual Sales circa £150,000

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

Opening Hours:

6 days : 8.00am to 5.00pm

Sunday closed

The premises hold an alcohol license until 11.00pm

Premises:

The ground floor property consists of the extended dining area (approx 56 sq.metres) with 45 covers and the servery equipped with:

2 upright freezers

A chilled serve over display unit

A large (double) chilled display unit

Meat slicer

Toaster

Microwave oven

Panini maker

Coffee machine and grinder (leased)

Smoothie maker

Dish washer (leased)

Customer toilet

The dining area is fitted out with wood flooring, ceiling fans and integral ceiling lighting

There is a dumb waiter down the trade kitchen.

Stairs lead down to the trade kitchen which is equipped with:

3 ovens

3 Chest freezers

4 refrigerators

Stainless steel worktables

Stainless steel unit

Wash hand basin

Dish washer

There is s staff toilet

Outside to the front of the property there are another 12 covers and blinds fitted about the windows.

Tenure:

Leasehold

Term; There is currently a rolling lease in place but a new long term lease is available if required

Rent: £1,200 per month

Rates: £2,700 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.

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