

# Sales Particulars



## Leasehold Licensed Bistro/Restaurant/Coffee Shop

Swansea

Ref: CR 341



### Price

Leasehold Business: £20,000 plus sav

**Business:** Arrow Business Sales are pleased to be able to offer this very well presented licensed food outlet that offers a fine selection of snacks and meals featuring food from Britain, America, Italy and Mexico together with a vegetarian selection and alcoholic and soft drinks.

The business is open for business for lunches and early evening meals and although a relatively new enterprise the business has built up a regular client base. The premises hold a five star hygiene rating.

The business has a website and is on social media

The business is now offered for sale due to illness.



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

80 Windsor Village, Baglan Moors, Port Talbot Tel: 0333 1234 311

Email: [businesswales@gmail.com](mailto:businesswales@gmail.com)

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**Location:**

The business is well located occupying a corner plot amongst a parade of shops in this up market area of Swansea. There is free street parking and there is a paid car park opposite

**Financial Details:**

Monthly Sales: Circa £5,500

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

**Opening Hours:**

Wednesday to Saturday: 12.00noon to 8.00pm

Sunday: 12.00noon to 4.00pm

**Premises:**

The ground floor premises consist of the entrance leading into the open plan area with the reception and bar to the left equipped with a chilled drinks display unit and cash register.

The dining area has 22 covers and has recessed lighting, tiled floor and CCTV system. The customer toilet is to the area with disabled facility and store cupboard housing the gas boiler. The trade kitchen has the following equipment;

Landlord owned

Coffee machine and grinder

6 ring gas hob

Electric griddle

Extraction hood

Dish washer

Stainless steel work table

Stainless steel sink unit

Wash hand basin

Vendor Owned

Upright refrigerator

Upright freezer

Under counter refrigerator

Microwave oven

Small single deep fat fryer

Stainless steel work table

2 commercial deep fat fryers

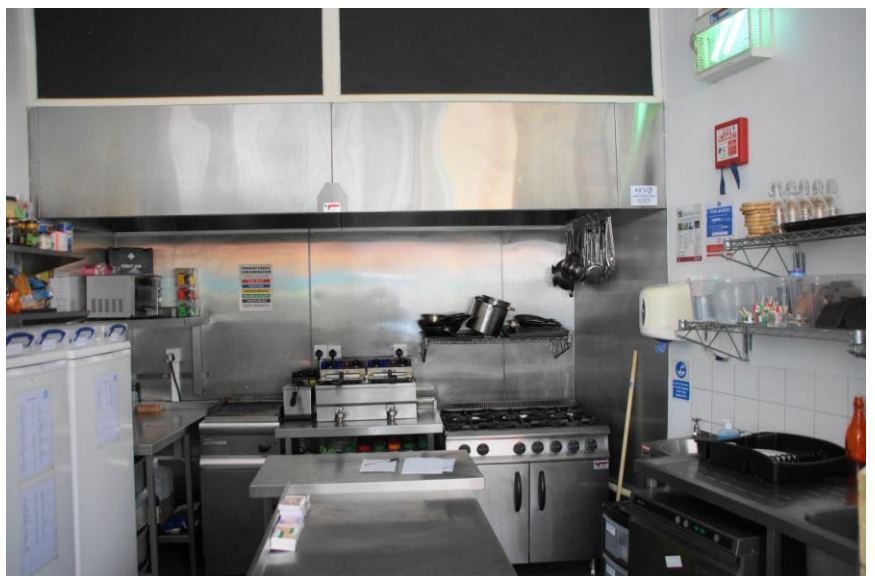
**Tenure:**

Leasehold: 4.5 years remaining (renewable)

Rent: £1,187 per month

Rates: Nil under the small business rates relief scheme





**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, vendor owned 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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