

# Sales Particulars



## Newly Fitted Out Food Outlet

Swansea City Centre Ref: CR 342



**Price**  
**Leasehold: £70,000**

**Opportunity:** Arrow Business Sales are pleased to offer this newly fitted out food outlet. The premises hold an A3 license and would suit a coffee shop, restaurant, bistro etc. The fitting out has been done to a high standard and includes a new bespoke designer heating system that is very economical. The premises are ready to go including electrics certificate and fire alarm system. Real wood flooring gives a rustic feeling to the premises.



## Location:

The premises are very well located on the High Street of Swansea City Centre. The area has undergone extensive redevelopment recently and this is ongoing with residential and student accommodation being provided close by.



## Premises:

The double fronted premises occupy the ground floor of this newly redeveloped residential building. The front door from the street leads into the dining area with 34 covers. The room is equipped with perimeter ceiling LED lighting. Equipment includes:

- Upright chilled soft drinks display unit
- Servery counter
- Victorian style jacket potato oven
- Copper soup kettle
- Coffee machine (2 streams) with grinder
- 2 Designer radiator wall heaters
- Condiments area

To the rear there is a toilet with disabled facility

## Trade kitchen

The trade kitchen is fitted with floor units and work tops. There is a sink unit and two double ovens (AEG)

## Tenure:

Leasehold: new 15 years  
Low rent of £5,000 for the 5 first years





**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 and 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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