

Sales Particulars

Investment Property with Tenant

Swansea Ref MS 425



Price Freehold: £139,950

An investment opportunity: This traditionally built property is presently leased out as a hot food takeaway on a fifteen year lease with 3 year upwardly rent reviews. The lease yields approximately 8.5% and this will increase as the rent reviews are made.

Location: The business occupies a corner plot in a highly populated area that is popular with students.

Tenure:

Leasehold 15 years (14 years remaining)
 Rent: £12,000 per year (reviewed every three years)

Premises:

The traditionally built end of terrace property has the takeaway business to the ground floor. There is access to the rear yard, with side gate access to the street, and a garage which has been partitioned off for use as a chipped potato preparation room. The front of the shop is fitted with electric roller shutter

Accommodation: There is a flat over the shop that is reached via a steel staircase to the rear of the shop. The accommodation consists of a spacious one bedroom with a bathroom, fitted kitchen and lounge. The flat is gas centrally heated.





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 **01792 419569** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold 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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