

'Licensed Restaurant/Bar/Motel'

Swansea Ref CR 172



Price

Business: **£149,950** plus sav

Business: A large, extended detached property with the advantage of a large car park. The property has previously been used as a private members club, Indian restaurant and a motel.

The property has undergone extensive refurbishment and is newly fitted out.

The lower ground floor of the property is presently unused and would suit further trading space or possibility an outside catering base

The business has the benefit of a long lease.

Location: Well located just off a main road on the outskirts of the City

Opening Hours:

Licensed to 1.00am 7 days

Premises:

A large spacious property consisting on the ground floor of an entrance to the side, customer toilets, restaurant /bar with 100 covers, lounge bar, open plan trade kitchen, preparation room, storeroom and washroom.

Stairs down to the lower ground floor lead to the beer cellar, a further kitchen, 2 No large rooms, office, and utility room. To the first floor there are 6 en-suite guest rooms

Outside there is a large car park and a further area to the rear that would suit a beer garden etc.

Tenure:

Leasehold 29.5 years remaining

Rent: £24,000 pa

Rates: £8,000 per year

Viewing: This is a confidential sale. Please respect the vendor's wishes. 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 442211 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.