

'Public House with High Class Restaurant'

Confidential Sale –Located in South Wales Ref CR 197A



Price
Business £250,000 plus sav

Business: A very successful fully licensed public house and restaurant presently offering Indian cuisine and with the added benefit of a separate lounge bar. The property is exceptionally well presented and has been fitted out very tastefully. The business also provides a delivery service and operates an outside catering service. The business has excellent takings and profit margin.

Although presently used for Indian cuisine, the property would suit other cuisines and uses complementary with the catering and licensed trades.

Location: The business is well situated in a much sort after area of a mixed commercial and residential makeup.

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

Opening Hours:

7 days 12.00 noon to 2.00pm and 6.00pm to 12.00midnight

Premises:

The property is a converted 19c church of traditional stone build.

The business area consists, on the ground floor of a dining area (approx.1450 sq ft) with 60 covers. Stairs down lead to the customer washrooms. A stunning ash staircase leads up past a large crystal chandelier from the ground floor dining area to a mezzanine floor with an additional dining area with a further 200 covers.

Also on the ground floor is a large, very well equipped trade kitchen) approx.545 sq ft) and a stockroom (approx.220 sq ft).Two dumb waiters serve the dining area.

There are staff toilets and a further store room (approx 160 sq ft)

A lower ground floor houses a lounge bar that can be accessed separately from the outside and therefore attracts customers that are not necessarily using the dining facilities.

Outside there is an area used as a beer garden

Tenure:

Leasehold	Term to be agreed
Rent	£65,000 pa
Rates:	TBA 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 424411 let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold/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.

License and Training

Arrow Business Sales can supply training and help with obtaining the required licenses for the licensed trade. This service is provided by an associated business. Please contact us for further details.

Mezzanine Dining Area



Lounge Bar



Trade Kitchen



Beer Garden

