

'Fish & Chip Takeaway With 2 bed flat'

Swansea CR 252



Price
Business: £55,000 plus sav

Business: A very well established fish and chip takeaway with the benefit of a two bedroom flat over the shop.

The business is well equipped and would also suit other cuisines. (The property was previously operated as a Chinese takeaway and still retains the additional extraction hood) The business has low overheads and a good profit margin.

Operated by the vendor and part time staff the business is easily managed.

Location: The business is well located on the end of a small shopping parade in a heavily populated area with little local competition.

Financial Details:

Weekly Sales: £2,200

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

Opening Hours:

Monday to Saturday 11.30am to 2.00pm
& 4.30pm to 11.00pm

Premises:

Good sized sales shop with tiled floor and suspended ceiling with integral lighting. The shop is fitted with a Preston & Thomas 'serve through' range with extraction system Other equipment includes:

A 4 pot Bane Marie

2No Microwave ovens

Double soft drinks display chiller

Hood extraction system

Upright refrigerator

Upright freezer

4burner gas cooker

Wash hand basin

To the rear of the shop is the potato peeler and chipper, a storeroom with chest freezer and potato storage and a staff toilet.

There is an access door to the rear of the shop leading to the rear parking area.

Accommodation:

The flat is accessed from the rear parking area via a steel staircase.

There are two bedrooms, a lounge, kitchen and bathroom. The flat is unused and would require some updating and decoration.

Tenure:

Leasehold 4 years remaining (renewable)

Rent: £160 per week

Rates: £1,200 per year

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 424411** 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.