

Barbara Rees

*Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.*

103 Dunraven Street
Tonypandy Rhondda
CF40 1AR

Tel: 01443 442444

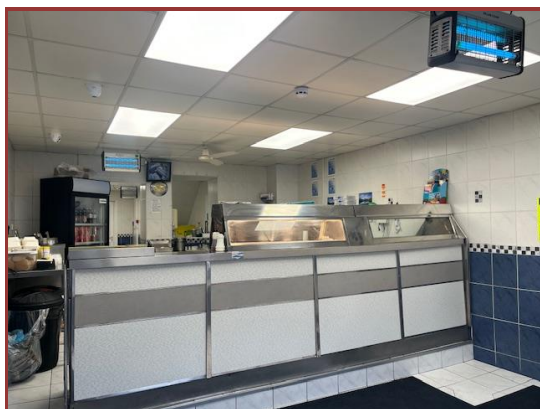
Fax: 01443 421144

www.barbararees.com

E - mail: tonypandy@barbararees.com

BR3921TP/0524

RETIREMENT SALE GOING CONCERN FREEHOLD FISH & CHIP SHOP CYNON VALLEY ASKING PRICE £199,950



MAIN FEATURES

**LONG, WELL ESTABLISHED & VERY PROFITABLE FISH & CHIP SHOP
LOCATED ON A BUSY CYNON VALLEY HIGH STREET
PLENTY OF FOOTFALL & LATE NIGHT REFRESHMENT LICENCE
FULLY FITTED & SUCCESSFULLY TRADING
VIEWING BY APPOINTMENT VIA BARBARA REES COMMERCIAL**

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.



Barbara Rees is a trading style of Barbara Rees Ltd.
Registered in Wales No 4373054
Registered Office 144a Crwys Road Cardiff CF24 4NR



RETIREMENT SALE GOING CONCERN FREEHOLD FISH & CHIP SHOP - CYNON VALLEY

DESCRIPTION LOCATION & DIRECTIONS; Upon the instructions of the retiring proprietor, Barbara Rees Commercial is pleased to offer for sale, this long and well established, very profitable, going concern (takeaway only) fish and chip shop, to include the freehold property, fixtures and fittings and business goodwill, plus S.A.V.

The property and business is located in the Cynon Valley on a busy town centre high street, with plenty of footfall and business, generated from both regular and passing trade.

The business also enjoys the benefit of a late night refreshment licence.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypandy office, who will provide local directions following confirmation of a viewing appointment. Interested parties are requested to respect the seller's privacy and confidentiality and not make any direct approaches to the property or staff, as this will simply be met with referral back to Barbara Rees Commercial.

THE PROPERTY & BUSINESS; Comprises a two storey brick / stone mixed use property, overlain with an interlocking pitched concrete tile roof, to include a ground floor fish and chip shop / servery and preparation areas, plus a staff wc / washroom and first floor, proprietor's living accommodation (see also general notes).

GROSS FRONTAGE; 4.57 m (15ft) modern shop front and customer entrance (directly off the main road).

GROUND FLOOR; 49.35 sq mt (531 sq ft) comprising a customer area, twin P & T Gas cooking range, preparation and stock room, staff wc / washroom, access to the upper parts. All equipment is included in the sale and the range has been serviced regularly, the seller will provide a full inventory and certification on agreement of sale.

FIRST FLOOR; 45.08 sq mt (485 sq ft) open plan area suitable for use as the proprietor's living accommodation (see also general notes).

EXTERIOR; Lower level waste storage area / upper level fire escape.

USER; Believed to fall within use class A3 (1987 planning act use class orders Wales as amended).

RATES; RV = £ 4,150 (2023 rating list), Local Authority Rhondda Cynon Taff CBC.

ENERGY RATING; C = 73.

FOOD HYGIENE RATING; 5.

BUSINESS HOURS / REFRESHMENT LICENCE; The business currently trades between the hours of 11:30am and 8pm, Monday to Saturday (only), however, the refreshment licence permits the following business hours, Monday to Thursday 11:30am to 12 midnight, Friday and Saturday 11:30am to 1am, Sunday 7pm to 12 midnight, thus enabling the successful purchaser to grow the business via extended opening hours, varied food products and home delivery.

FINANCIAL INFORMATION; The most recent accounts record gross sales of circa £213,883 and a gross profit of around 61%. A confidential inspection of the financial information can be arranged by appointment at Barbara Rees Commercial.

STAFF NUMBERS; Comprise the working proprietor and several part time staff, each working an 11 hour week.

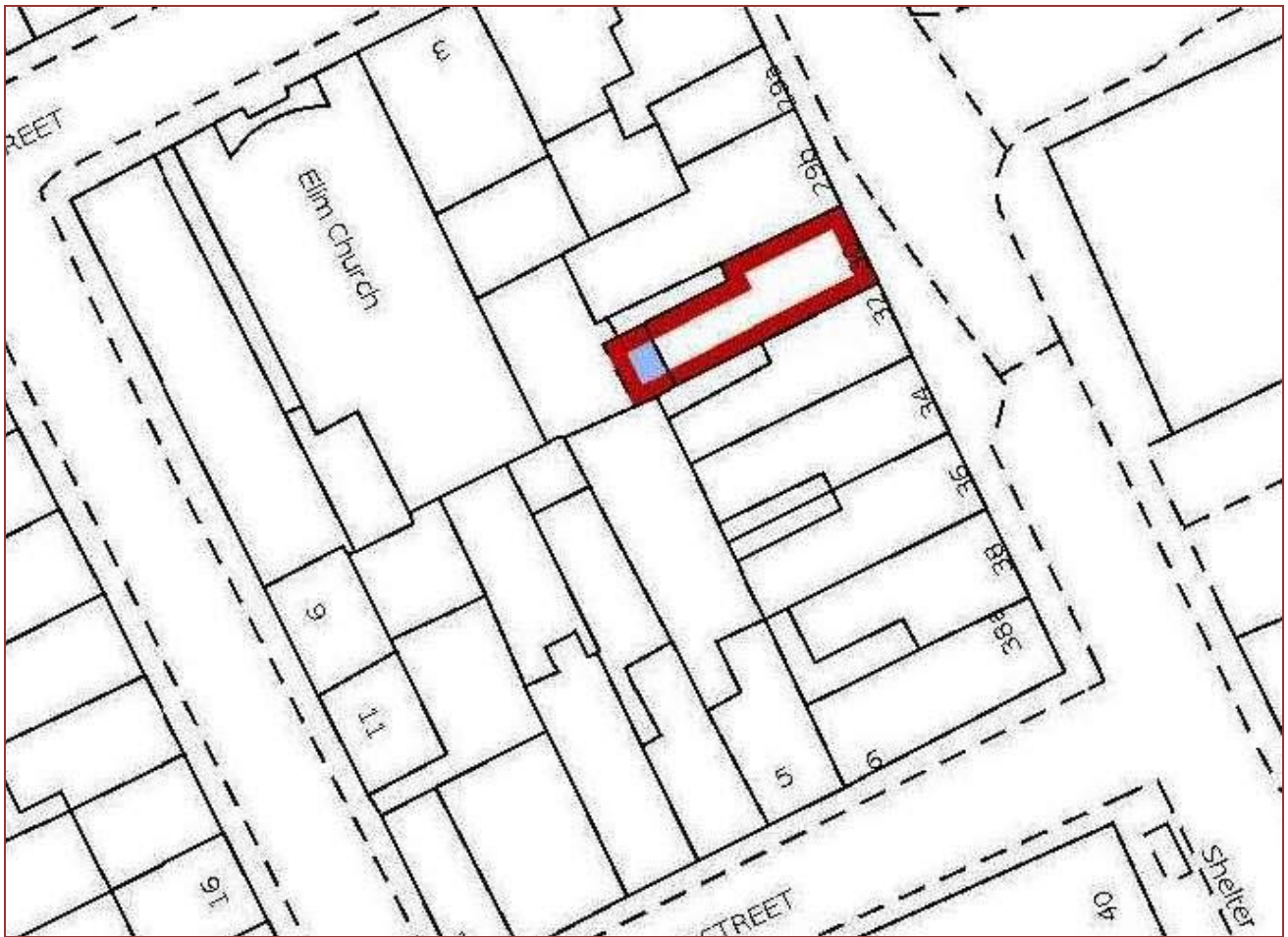
GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property is of freehold tenure and has the benefit of all mains services although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser or via the acting solicitors. The inventory will include all fixed and freestanding equipment, the cctv and fire alarm systems. The first floor / upper parts have been cleared and plastered throughout, in preparation for use as living accommodation, although some finishing is required. Apportionment to be agreed on sale.

ASKING PRICE; £ 199,950 to include the freehold property, fixtures and fittings and business goodwill, plus S.A.V.

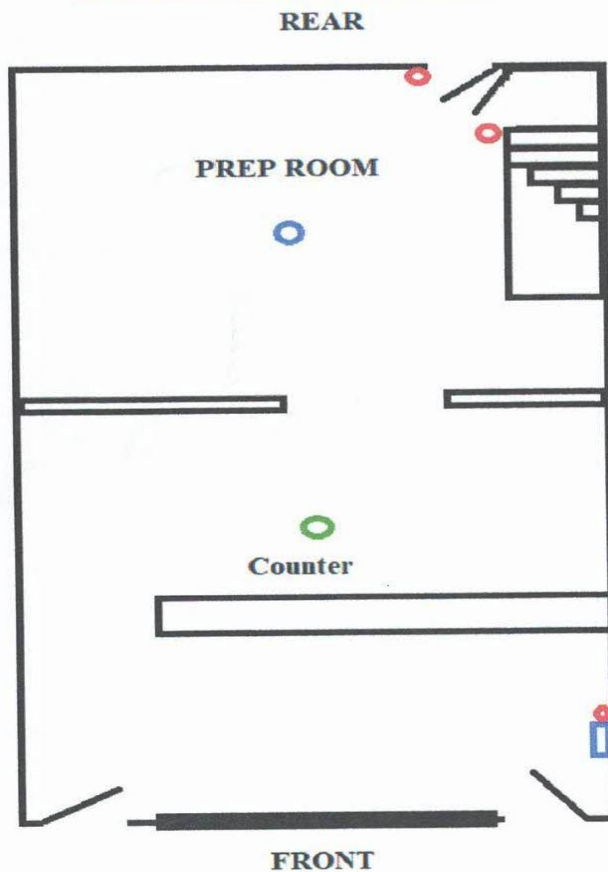
COMMERCIAL MORTGAGE / BUSINESS LOAN; Available subject to status, please ask for an appointment with our independent financial advisor.



Location & Floorplans



ZONE 1 GROUND FLOOR



ZONE 2 1st FLOOR

