

BR3961TP/0825

**FOR SALE**  
**A3 USER FISH & CHIP SHOP**  
**HIGH STREET GILFACH GOCH CF39 8SP**  
**ASKING PRICE £110,000**



**MAIN FEATURES**  
**MODERN & WELL FITTED OUT**  
**FREEHOLD PROPERTY**  
**63.35 SQ MT ( 682 SQ FT )**  
**TAKEAWAY ONLY BUT ROOM FOR**  
**CUSTOMER EAT IN FACILITIES**  
**( IF REQUIRED )**  
**SALE TO INCLUDE**  
**THE FREEHOLD PROPERTY**  
**& FIXTURES & FITTINGS**  
**“AS SEEN AND VIEWED READY TO TRADE”**

*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.*

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees Commercial is pleased to offer for sale, this modern and well fitted out, freehold fish and chip shop (not currently trading), but situated in an unopposed village location at High Street Gilfach Goch.

The property has been a fish and chip shop for many years having been successfully run and managed by the current owner and his family until retirement in 2022, when it was leased to a 3<sup>rd</sup> party. The lease has expired and not been renewed, hence the property is offered for sale on a freehold basis, inclusive of its fixtures and fittings with full and immediate vacant possession.

The business has historically served the needs of the local residents and village community, via takeaway sales only, however, there is room at the property for a customer eat in area and delivery service, thus representing an ideal opportunity for a new owner to grow and expand the business.

High Street has a mix of local shops, some licensed premises and the local rugby club.

Gilfach Goch is located on the B4564 (just off the A4093) approximately three miles from Tonyrefail. See the map inlay below for local directions.

**VIEWING;** Strictly accompanied viewing only, by prior appointment via Barbara Rees Commercial.

**GROSS FRONTAGE;** 7.62 m ( 25ft ) modern double glazed display window shop front with customer entrance directly off High Street, side access to the rear yard / lower garden area.

**GROUND FLOOR;** 63.35 sq mt ( 682 sq ft ) customer waiting / seating area, twin electric cooking range and serving counter, rear food stores, kitchen and prep room, chip room and staff wc, cctv and alarm systems.

Fully fitted with commercial stainless steel catering equipment / fridges / freezer / chiller / chipper / microwaves, all included in the sale and sold as seen and viewed.

**BASEMENT;** Additional storage area, not surveyed but advised to be circa 32 sq mt ( 344 sq ft ) and accessed from the exterior rear yard / garden area.

**EXTERIOR;** Enclosed rear yard / garden area with lane access.

**USER;** Believed to fall within use class A3 (1987 planning act use class orders Wales, as amended). The seller verbally advises that the A3 user is historic and unrestricted, in terms of permitted hours of trade between 11am to 11pm Monday to Sunday.

**RATES;** RV = £ awaited.

**ENERGY RATING;** E = 111.

**ASKING PRICE;** £ 110,000 for the freehold interest with vacant possession inclusive of the fixtures and fittings.

**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 has the benefit of mains electricity Three phase, a metered water supply and mains drainage, although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items / permitted hours of trade, should be confirmed by the prospective purchaser or via the acting solicitors. The seller further advises that during their period of trading, gross weekly sales ranged between £3,500 / £4,000 per week.

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



