

Barbara Rees

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

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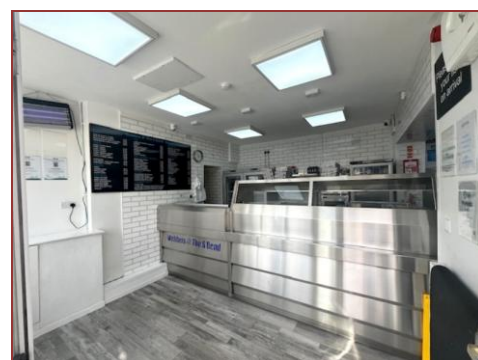
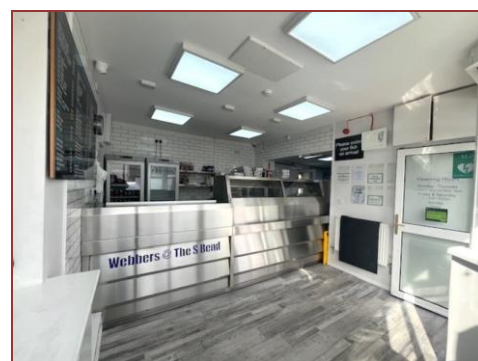
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BR3964TP/0925

FOR SALE GOING CONCERN FISH & CHIP SHOP ABERAMAN ABERDARE ASKING PRICE £ 195,000



**MAIN FEATURES
MODERN & WELL FITTED OUT
FREEHOLD PROPERTY
PROFITABLE GOING CONCERN
WITH LOW OVERHEADS
UNRESTRICTED A3 USER
HUGE POTENTIAL
TO GROW THE BUSINESS
ALL FIXTURES & FITTINGS INCLUDED
“AS SEEN AND VIEWED”**

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.

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Registered in Wales No 4373054
Registered Office 103 Dunraven Street Tonypandy CF40 1AR

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GOING CONCERN FISH & CHIP SHOP ABERAMAN ABERDARE CF44 6ER

DESCRIPTION & LOCATION; Barbara Rees Commercial is pleased to offer for sale, this long and well established, modern and extensively fitted out, freehold fish and chip shop, having been fully refurbished in 2021 to a high standard including an efficient five pan cooking range and all up to date, fridges / freezers / microwaves / chipper and peeler etc.

The business occupies an easily run and managed single storey unit with separate customer and delivery access as well as a stores and staff wc.

Situated in the densely populated village of Aberaman (Aberdare), in a virtually unopposed location the business serves the needs of the local residents as well as passing trade.

The current proprietor operates (through choice) via limited hours, without any late night opening, but huge potential exists to grow and expand the business, through longer business hours and / or home delivery service.

VIEWING & DIRECTIONS ; Strictly accompanied viewing only, please respect the sellers privacy and do not make any un-appointed visits to the property or staff as this will be met with referral back to Barbara Rees Commercial.

See the map inlay below for directions.

GROSS FRONTAGE; 9m (30 ft approx) modern pvc double glazed display window shop front and recessed customer access, directly off the pavement. Separate delivery and staff access.

INTERNAL AREAS; 54.06 sq mt (582 sq ft approx) comprising a retail customer area, cooking range and serving area, chip room, general food preparation room, stores and staff wc.

EXTERIOR; Enclosed rear yard / upper level compound.

USER; Believed to fall within use class A3 (1987 planning act use class orders Wales as amended). The seller advises that the historic user is unrestricted in terms of business opening hours, hence 11am to 11pm Monday to Sunday is possible.

CURRENT BUSINESS HOURS; Monday to Thursday 12pm midday to 2pm, and 4pm to 8pm. Friday and Saturday 12pm midday to 8pm. Closed Sunday.

FINANCIAL INFORMATION; The seller advises that weekly sales currently average circa £5,000. Confidential inspection of the accounts is available, by appointment with Barbara Rees Commercial.

BUSINESS RATES; RV = £ 1,150 (2023 rating list and full SBRR applies).

ENERGY RATING; Awaiting.

SERVICES & FACILITIES; All mains services, gch with a combination boiler (not tested), security alarm and cctv. KIREMKO high efficiency five pan gas range (installed new in 2021).

METHOD OF SALE; Private treaty, to be sold as seen and viewed inclusive of the freehold property, it's full inventory (fixtures and fittings) and business goodwill.

ASKING PRICE; £195,000.

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 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 has the benefit of 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 most recent accounts (2024) record gross annual sales of circa £ 210,629 p/a with a gross profit of 50.37 %.

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

PHOTO GALLERY

