

Barbara Rees

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

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BR3203PP/0916

FOR SALE FISH & CHIP SHOP ABERAMAN ABERDARE PURCHASE OPTIONS FROM £ 29,500 AVAILABLE



MAIN FEATURES
LEASEHOLD OR FREEHOLD
PURCHASE OPTIONS
GOING CONCERN
FISH & CHIP SHOP WITH
LOW OVERHEADS & GOOD POTENTIAL
UNRESTRICTED A3 USER

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 & 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.

BR2875TP

FISH & CHIP SHOP ABERAMAN ABERDARE CF44 6ER

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, this going concern fish and chip shop, comprising a single storey unit which is fully equipped, currently trading and available via a leasehold or outright freehold purchase option.

The property and business is located in a compact but well fitted out lock up shop unit within a densely populated residential area to benefit from both passing trade and regular business from the local residents of the village of Aberaman and surrounding areas.

VIEWING; Staff at our Pontypridd office will be pleased to arrange an accompanied viewing.

DIRECTIONS;- The property is located at the road junction of Wayne Cottages & Bryheulog (Aberaman Aberdare) see map inlay below.

GROSS FRONTAGE; 9m (30 ft approx) modern display window shop front and recessed customer access directly off the pavement.

GROUND FLOOR; 41.62 sq mt (448 sq ft approx) comprising a retail sales and cooking area, preparation room, chip room and stores, separate delivery access.

EXTERIOR; Enclosed rear yard / compound.

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

BUSINESS HOURS; The current trading hours are 12 midday to 2.30pm Monday to Saturday, and 4.30pm to 8.30pm Monday to Saturday (Closed Sunday). Potential exists to increase trade via longer opening hours (subject to any licensing requirements).

RATES; RV = £870-00 (2010 rating list).

PURCHASE OPTIONS; Leasehold £29,500 plus £6,500 Annual rent (lease term negotiable).
Outright freehold purchase £79,950 (o.n.o).

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 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 record gross sales of circa £74,000 p/a. A confidential inspection of the accounts is available by prior appointment at any of our offices. Alternatively there is an option to purchase on a leasehold basis subject to a service agreement and the lease term / rent reviews being agreed.

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

