

BR3960TP/0825

FOR SALE AS A GOING CONCERN CAFE PREMISES PLUS DEVELOPMENT LAND ASKING PRICE £199,950



MAIN FEATURES
MIXED USE PROPERTY
GROUND FLOOR CAFÉ / TAKEWAY (A3 USER)
UPPER PARTS RESIDENTIAL FLAT
ADJACENT LAND FOR DEVELOPMENT &
FURTHER A3 USE WITH TWO FLATS ABOVE
HUGE POTENTIAL
TO EXPAND & GROW THE BUSINESS
FREEHOLD SALE
TO INCLUDE FIXTURES & FITTINGS
BUSINESS GOODWILL



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.

BR3960TP

**GOING CONCERN FREEHOLD CAFE (A3 USER)WITH A RESIDENTIAL FLAT
& ADJACENT DEVELOPMENT LAND FOR SALE (ABERCYNON) CF45 4RB**

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, this going concern cafe / takeaway and residential property to include a self contained (upper parts) flat, along with an adjoining plot of land (currently in use as patio garden for the café, but having development potential).

Abercynon is located just off the A470 trunk road, approximately three miles to the North West of Pontypridd and the town centre is represented by a broad mix of local traders, varied business users and licensed premises.

The high street enjoys a healthy passing and regular trade, having good road and rail links with the respective bus and train stations, being just a short walk away from the subject property.

See the map inlay below for local directions.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypandy office and interested parties are requested to respect the seller's wishes and not make a direct approach to any staff or an un-appointed visit to the property, as this will simply result in referral back to Barbara Rees Commercial.

THE PROPERTY; End of terrace mixed use property of brick / stone construction beneath a slate roof. Modern shop frontage with separate access points to the cafe and residential flat.

GROSS FRONTAGE; 5.34m (17'6") wooden framed display window shop front and cafe entrance.

GROUND FLOOR; 44.12 sq mt (475 sq ft) Fully fitted air conditioned cafe with customer seating, deli serving counter, food preparation facilities and extraction system, access to the lower ground floor.

LOWER GROUND FLOOR; 20.69 sq mt (223 sq ft) stores, staff / customer wc / washroom, rear fire exit.

RESIDENTIAL FLAT; Self contained and comprising a lounge, kitchen, two bedrooms, a bathroom & GCH. The flat is currently vacant and will be sold with vacant possession, either for the use of the purchaser, or it could be let out to produce circa £600 p/c/m income.

EXTERIOR & ADJOINING LAND; Currently in use as a patio / beer garden for the café's patronage, however, it has potential to develop and previously had planning permission to construct further café space, plus two additional residential flats above.

Planning consents 15/1191/10 & 17/1339/15 (now expired), granted approval for A3 use and the construction of a new building to accommodate a cafe extension, plus two, two bedroomed, self contained residential flats on the adjoining land (formerly No 53 Margaret Street), with permitted Cafe hours of trade between 7am to 9pm.

If the expired planning permission (which allowed extended A3 use combined with residential upper parts), were to be re-instated and the scheme built, it will double the size and capability of the property and business and or increase rental income from the two new / additional flats.

Copies of the expired planning consent and drawings are available on request to Barbara Rees Commercial.

CURRENT USER; Licensed café premises, believed to fall within use class A3 with current permitted business hours of 8am to 5pm Monday To Saturday. The residential flat falls within use class C3 (1987 planning act use class orders (Wales) as amended). Permitted business hours could be extended STP (see also, the references to the expired planning consents above). The seller also has a premises licence for the sale of alcohol (on and off premises) between the hours of 11am to 9pm Monday to Sunday, along with a licence for background recorded music.

RATES & COUNCIL TAX; RV Café = £ 4,150 (2023 rating list & SBRR applies). Residential Flat - Band A.

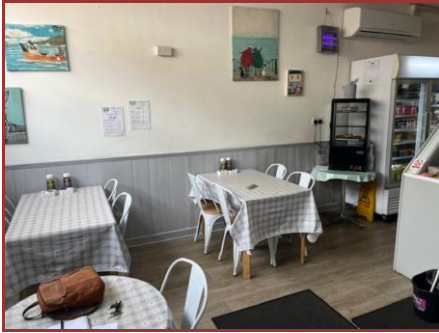
EPC RATING; Shop = 109 / E rating. Residential Flat = 44 / E current rating & 69 / C potential rating.

BUSINESS INFORMATION; The cafe is currently trading on an annual turnover of circa £ 186,291 and gross profit of 54%. Confidential inspection of the accounts can be arranged by appointment at Barbara Rees Commercial.

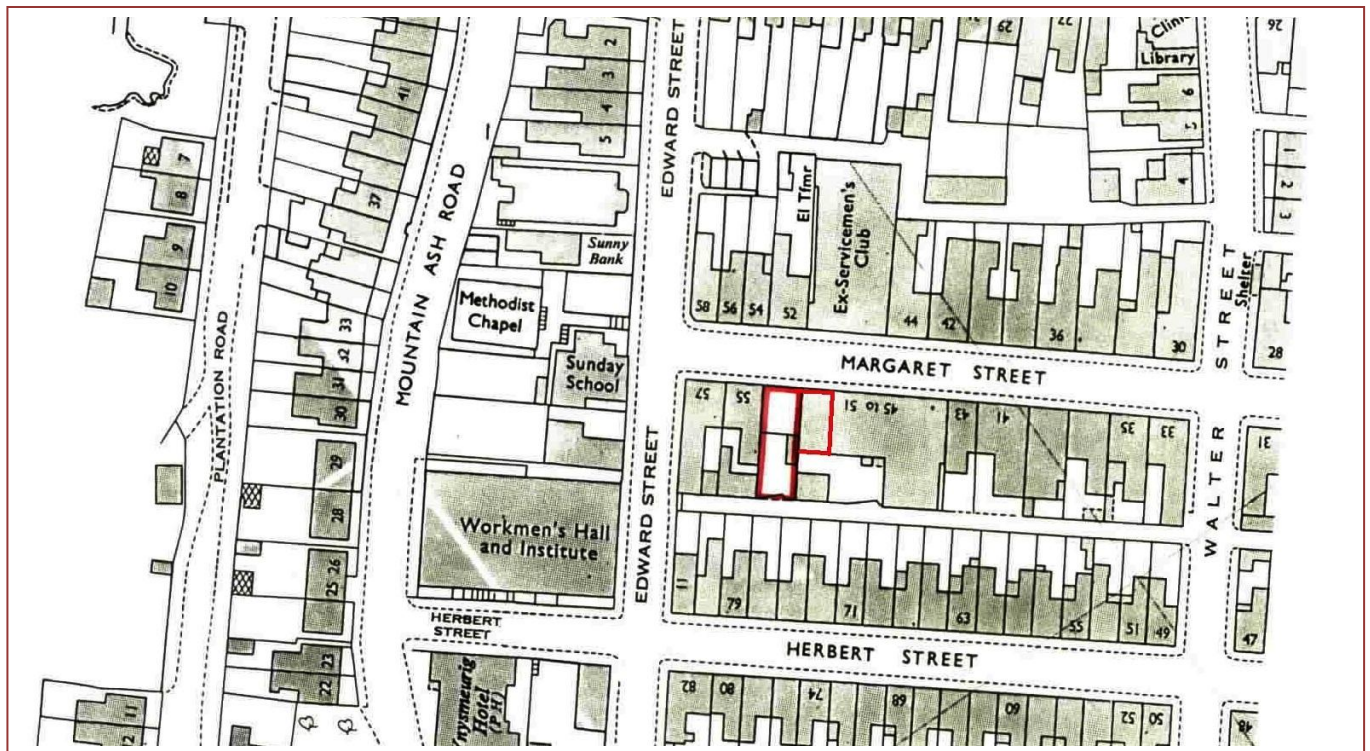
ASKING PRICE; £199,950 (for the freehold property, adjoining land, fixtures and fittings and business goodwill).

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 all mains services, GCH, CCTV & a security alarm system, 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.

COMMERCIAL MORTGAGE / BUSINESS LOAN; Available subject to status, please call to discuss.



Plans & Drawings



EXISTING FRONT ELEVATION TO MARGARET STREET

External Finishes	
Roof:	Fibrous cement grey/blue slate to main roof, grey single ply to rear of shop.
External Walls:	Masonry paint on sand/cement render with brick features to front.
Windows:	New/existing white double glazed uPVC
Doors:	Painted hardwood panel doors and frames
Rainwater Goods:	White uPVC
Fascias & Soffits:	White uPVC
Rear Wall:	Masonry paint on sand/cement render



PROPOSED FRONT ELEVATION TO MARGARET STREET



Job Title	Firm	State	Description	By
53 Margaret Street, Abercromby: Land Adjacent	STP ARCHITECTS		Chartered Architects & Development Consultants One Seaside House, Margaret Road, Hargrave Glasgow G12 7JH T: 0141 204 1700 F: 0141 204 1253 E-mail: stp@stparchitects.co.uk	
Drawing			Scale: empty	Drawing No: empty
EXISTING & PROPOSED FRONT ELEVATION			Date: empty	By: empty
Notes				
All information to be checked on site and not copied from this drawing				
Copyright belongs to STP ARCHITECTS				

