

Barbara Rees

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

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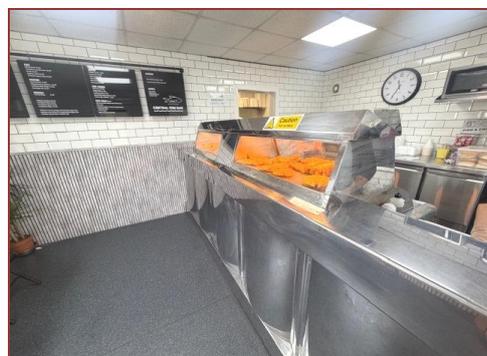
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BR3972TP/0226

RETIREMENT SALE AS A GOING CONCERN FREEHOLD FISH & CHIP SHOP & TWO LARGE FLATS MERTHYR TYDFIL ASKING PRICE £ 349,950



**MAIN FEATURES
SUBSTANTIAL MODERN DETACHED
FREEHOLD PROPERTY
FULLY FITTED OUT & RECENTLY
REFURBISHED TAKEAWAY UNIT
WELL ESTABLISHED & PROFITABLE
GOING CONCERN BUSINESS
HUGE POTENTIAL
TO INCREASE SALES
TWO LARGE SELF CONTAINED FLATS
TO LIVE IN OR RENT OUT**



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.



Registered in Wales No 4373054
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**RETIREMENT SALE
FREEHOLD FISH & CHIP SHOP MERTHYR TYDFIL CF48 4BY**

DESCRIPTION & LOCATION; On the instructions of the current (retiring) proprietor, Barbara Rees Commercial is pleased to offer for sale, this long and well established, profitable, going concern, takeaway fish and chip shop, along with two large self contained and separately serviced apartments.

The property comprises a substantial, detached and traditionally built, modern unit, having been well maintained with the business element, having been recently refurbished, to provide an easily run takeaway, along with nicely appointed proprietor's living accommodation plus investment income from the second flat (if so desired).

Alternatively, the property would make an ideal income producing investment, if the buyer were to let the business unit and each residential flat separately.

Its location is in the middle of densely populated residential area, next to a workingmen's club, a regularly used football / sporting field / nearby cricket club and industrial estate, all of which, yield up healthy passing and repeat trade.

DIRECTIONS AND VIEWING; The property and business is located just off the A470 at Pentrebach, being approximately a mile to the South East of Merthyr's town centre, see the map inlay below for local directions.

Viewing is strictly accompanied only, by prearranged appointment via our Tonypany office. Prospective purchasers are requested to respect the seller's (and staff) privacy and not make any direct approaches to staff or the property and business, as this will simply result in referral back to Barbara Rees Commercial.

THE BUSINESS UNIT; 38.2 sq mt (411 sq ft) direct off road customer access, security roller shutters, alarm and cctv systems. Self contained, lock up (historic and unrestricted) A3 user, takeaway fish and chip shop with a twin P & T range, customer waiting area, food prep room, chip room / stores and staff wc, (to be sold inclusive of all fixtures fittings and equipment, as seen and viewed).

The business is currently trading successfully, with healthy sales derived from an online food ordering system for takeaway and customer collection only, Saturday football events and regular repeat business, from the local residents / nearby licensed premises and industrial estates. There is also huge potential to expand and grow sales via home delivery / longer opening hours and / or converting the ground floor flat, back to its former use, as an eat in restaurant.

Current business hours are Monday to Friday 11:30am to 7pm, Saturday 9am to 5pm, closed on Sunday.

RATES & FINANCIAL INFORMATION; RV = £ 2,400 from 01-04-26 (the unit should qualify for 100% SBBR in the fiscal year 2026 – 27, however, purchasers should satisfy themselves and make their own enquiries with the local authority / VOA, in this regard). Please contact Barbara Rees Commercial regarding business sales and a confidential inspection of the accounts.

RESIDENTIAL PARTS; Comprising two self contained flats (one of which, was formerly used as an eat-in cafe restaurant, being part of the fish and chip shop).

FLAT ONE; Nicely appointed proprietor's living accommodation, accessed via the side communal garden area, a upvc dg door and entrance porch, with stairs leading up to the landing area giving access to the lounge and both bedrooms.

LOUNGE; 14'4" x 14'2" side facing windows, access to the kitchen, bathroom and boiler cupboard housing a combination gch boiler (not tested).

KITCHEN; 12'6" x 10', side facing window, fully fitted modern kitchen with base and wall units, built in appliances, single drainer and connections for a washing machine.

BEDROOM ONE; 16' x 12'3" side facing window.

BEDROOM TWO; 12' x 9'9" side facing window.

BATHROOM; Luxury bathroom suite to include a bath with a shower, wc and wash hand basin.

EPC RATING, Current = 78 / C. Potential = 78 / C.

COUNCIL TAX; Band A.

FACILITIES; Mains services, GCH & DG, several power points TV & telephone points.

FLAT TWO; Self contained ground floor flat (located to the rear of the fish and chip shop) and accessed via the communal side garden area and upvc dg door leading to the entrance hall.

HALLWAY; With access to the lounge kitchen diner (combined), both bedrooms and the bathroom.

LOUNGE KITCHEN DINER; 21' x 15'6" side facing windows, fitted kitchen, single drainer, cooker point, combination boiler (not tested).

BEDROOM ONE; 17'3" x 8'4" side facing windows.

BEDROOM TWO; 10'6" x 7'6" side facing window.

BATHROOM; Comprising a walk in shower, wc and wash hand basin.

EPC RATING; Current = 71 / C. Potential = 75 / C.

COUNCIL TAX; Band A.

FACILITIES; Mains services, GCH & DG, several power points TV & telephone points.

ASKING PRICE; £ 349,950 for the freehold property, business goodwill and fixtures and fittings (inventory to include all equipment, as seen and viewed).

METHOD OF SALE & OFFERS ; Private treaty with all genuine and reasonable offers to be made in writing for the attention of J Paul Rees, Barbara Rees Commercial Tonypanydy.

MORTGAGE; Available subject to status, please ask for an appointment with our independent commercial / business mortgage broker.

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. The vendor verbally advises that the property is of freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. The Fish and Chip shop has the benefit of a historical A3 unrestricted user having been in existence for many years. The seller advises that the cooking range is regularly serviced and all equipment that will comprise the inventory is in good working order. The sale of the property and business can be completed quickly as the sale is not dependent on the seller purchasing another property. Upon acceptance of any offer, which will be subject to contract, the buyer will be required to furnish Barbara Rees Commercial with full details of the purchasing arrangements, including the source and evidence of funding along with acceptable forms of ID.

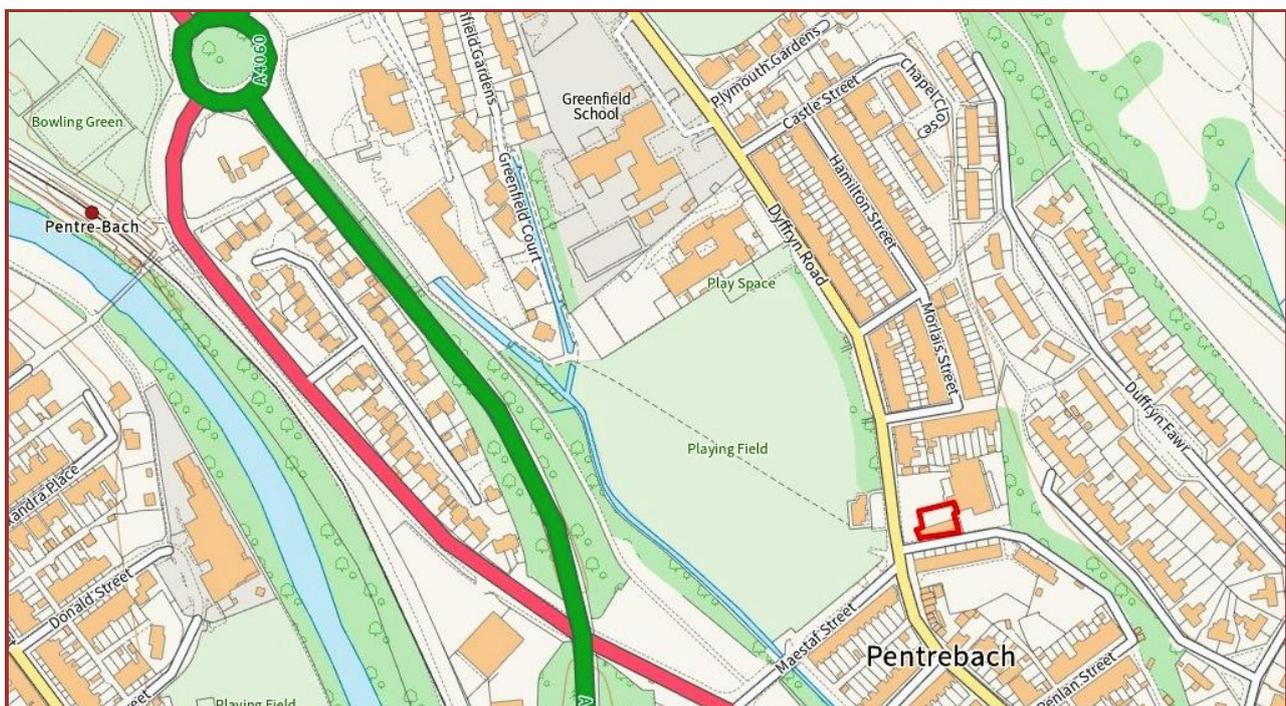


PHOTO GALLERY & FLOORPLANS

