

ESTABLISHED BUSINESS FOR SALE

Profitable Fish & Chip Shop & Restaurant in Cardiff City Centre



105 – 107
Queen Street
Cardiff
CF10 2GP



Location

Cardiff which benefits from excellent road and rail communications, lies 4 miles south of the M4 motorway, and approximately 45 miles west of Bristol, and 42 miles east of Swansea.

Queen Street is the City's prime shopping thoroughfare with all three of the City's main shopping centres; Capitol Centre, Queens Arcade and St David's Centre, being accessed from it. Queen Street Railway station is a 2-minute walk, and at Churchill Way, 10 seconds walk, is a bus terminus. The area is a draw to heavy day and night footfall with a constant stream of customers to this Traditional Fish & Chip Shop/Restaurant. There is scope for further development in the hands of an enterprising entrepreneur, or a good income to an investor to add to a portfolio.

Description

The property is situated on the ground floor and basement of a listed period hotel. At ground floor level is the serving/display counters along with all cooking equipment. There are approximately 12 internal covers. Disabled compliant W/C is also available on ground floor level.

At basement level is a preparation area, additional storage space and a staff office.

A full inventory is available on request.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Unit	Size (sq ft)	Size (sq m)
Ground Floor	601	55.86
Basement	179	16.64
Total	780	72.5

Planning

24 hours a day, 7 days a week to operate a Fish & Chip Shop & Takeaway.

Licensing

Late Night Refreshment License and the Sale and supply of alcohol 7 days a week on & off the premises – 11am until 11pm

Sunday to Thursday – 12am

Friday & Saturday – 5am

Rates

The current Rateable Value of the property for the period 2018/19 is based on UBR multiplier of £0.526p. The Rates Payable for 2018/19 are as follows:

Rateable Value	Rates Payable
£75,500	£39,713

Premium

£625,000 for: (i) the Lease (see below); or (ii) the Leaseholder Company, Q Street Properties Ltd, by way of Share Transfer, which (the purchaser relying solely on and subject to proper independent professional advice) may offer Tax advantages, obviate the need for Landlord's consent for the Purchase, and could effect immediate occupation and trading. Each option includes the full and substantial fixtures & fittings, staff (subject to TUPE) and the following Lease:

- 15 years from 10th February 2014.
- £75,000 per annum exclusive.
- Upward only reviews every 5th year.

Further Lease and Company Account information available on request.

VAT

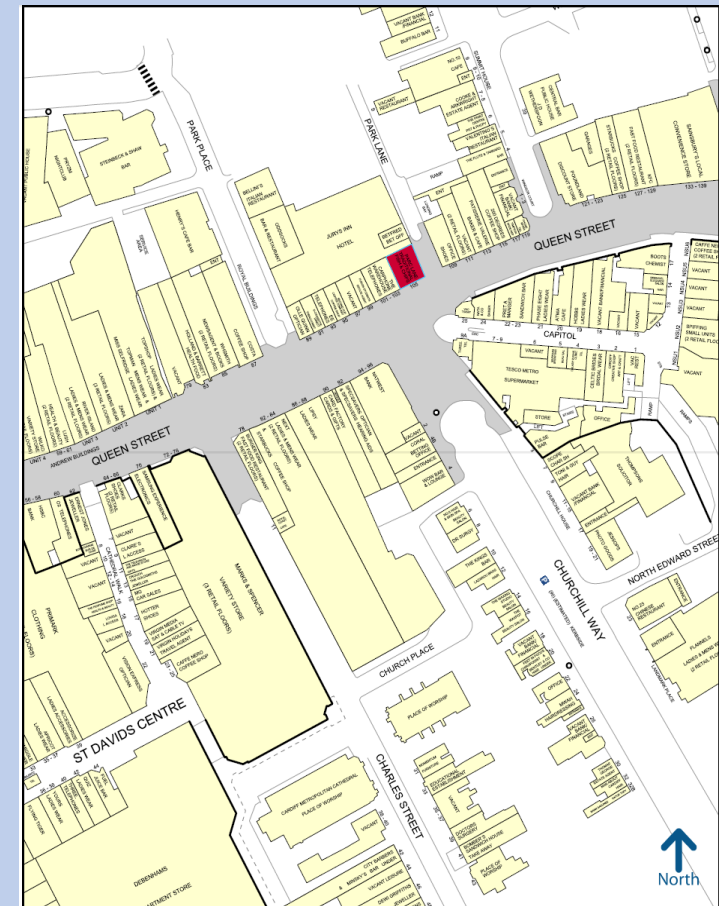
All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate

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Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Further Information

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