

Fresh Fills, 1 Spa Centre, Station Crescent,
Llandrindod Wells, LD1 5BB

Guide Price £45,000

A successful well established business located in an excellent trading position in the town of Llandrindod Wells. Currently trading daytime cafe with scope for extended hours. EPC - C.



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Fresh Fills is a successful and reputable business located in a prime location in Llandrindod Wells retail/commercial street.

The cafe is a fully licensed premises offering up to 70 internal covers with 8 externally to the front.

The cafe currently offers a general cafe menu with scope for extended hours to offer Sunday lunches and evening meals.

The current owners have been trading for approximately 6 years and established a strong quality business.

The current lease is in place until June 2038.

The property is situated Llandrindod Wells town centre which offers all amenities expected including supermarkets, local shops and businesses, primary and secondary schools, leisure facilities, golf course and regional offices for Powys County Council and the Welsh Assembly. The whole of Mid Wales is noted for its area of natural beauty, wild flora and fauna, renowned amongst the walking, fishing and riding fraternity.

The street comprises a combination of national chains and businesses and independently owned shops and benefits all year-round from the trade generated by Llandrindod Wells' position at the centre of the surrounding rural community. In addition, the town has long been recognised as a stopping-off point for people travelling between North and South Wales as well as holiday makers staying in the area. Business is also generated by the large numbers of people who visit the Royal Welsh Showground a short drive away for a diverse range of events throughout the year.

The property comprises the following accommodation (measurements are provided for identification only):

The leasehold property has existing A3 use and comprises of a large dining area, main service counter, staff and customer W.C's, open kitchen and store room. To the front is a small dining area under a Victorian styled canopy with access directly from the main retail/commercial street.

At present, the business trades from 8.30 a.m. to 4.00 p.m. 6 days a week, thus giving scope for hours to be extended to increase turnover if purchaser wishes.

As well as transfer of the lease, the purchase price will include an extensive range of good quality fixtures and fittings.

All stock will be sold as valued by independent valuers at the time of transfer.

Trading - Recent years trading figures to include gross turnover are available from the agents upon request.

Rent - £1,149.53 pcm including VAT, insurance and maintenance charge.

Cafe/Restaurant

Dining Room/Open Plan Service/Counter Reception - To include large glazed windows and door to front, fitted work surfaces, cupboards, sales counter, wash basin, extractor canopy, splashbacks, etc together with all fittings enabling the business to trade to include display counter, oven, grills, fryer, coffee machine, microwaves, fridges, etc.

Store

Ladies/Disabled W.C

Gentleman's W.C

Boiler Cupboard - Worcester boiler providing central heating and hot water.

Rear Hall - With external door to rear to;

First Floor Landing - With door to;

Reception - 11'2" x 9'2" (3.4m x 2.8m)

Office 1 - 12'2" x 9'2" Average. (3.7m x 2.8m Average.) - With radiator and window to front.

Office 2 - 15'1" x 11'2" (4.6m x 3.4m) - With radiator and window to side.

Office 3 - 15'5" (4.7) x 13'1" (4.0) Plus recess. - Radiator and window to side. Fitted storage cupboard.

Store 1 - 15'5" x 13'5" (4.7m x 4.1m) - With radiator.

Store 2 - 18'8" x 5'11" (5.7m x 1.8m) - With shelving.

Potential Kitchenette - 21'8" x 4'11" (6.6m x 1.5m)

Separate WC - With wash basin and windows to rear.

SERVICES: We are informed that the property is connected to mains electricity, gas, water and drainage.

HEATING: Gas central heating.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band

TENURE: We are informed that the property is of leasehold Tenure.

DIRECTIONS: From our office proceed down Station Crescent, cross Middleton Street and Fresh fills is the last property on the corner.

VIEWING: By appointment through selling agents - McCartneys LLP: 01597 823300

REFERRAL FEES:

McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Opening Hours: Mon-Fri: 9:00 am - 5:00 pm Sat: 9:30 am - 12:30 pm

Details Last Updated: Tuesday, 06 February 2024

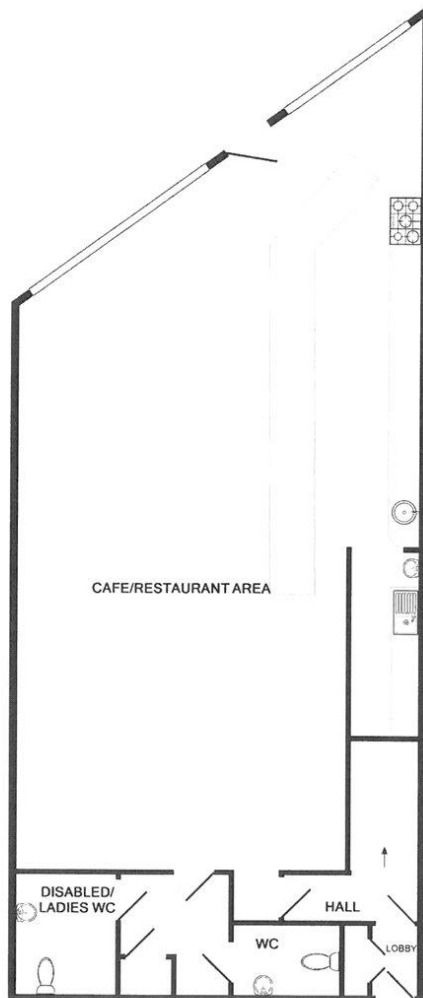
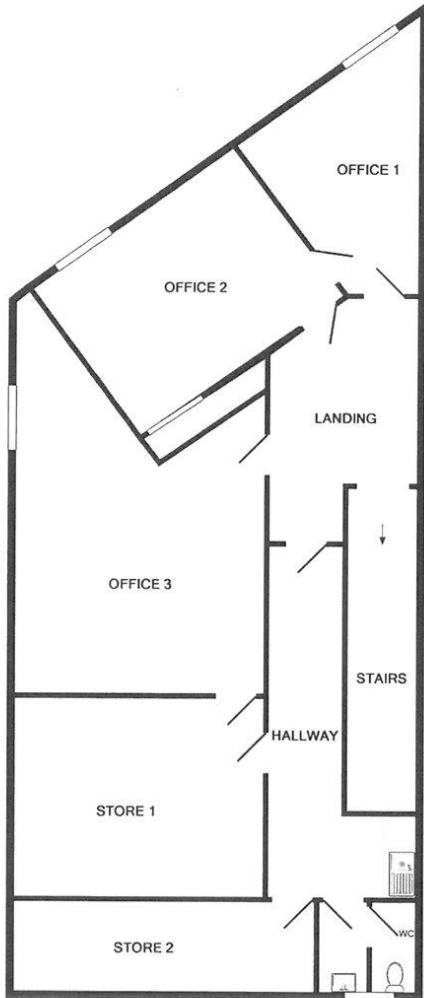
NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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MCCARTNEYS LLP

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APPROX. FLOOR AREA 1284 SQ.FT. (119.3 SQ.M.)
 TOTAL APPROX. FLOOR AREA 2570 SQ.FT. (238.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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APPROX. FLOOR AREA 1286 SQ.FT. (119.5 SQ.M.)