



Excellent Business Opportunity. Successful well established Fish & Chip Shop/Restaurant - For Sale on Retirement. Vibrant North Pembro Village Community Near Cardigan - West Wales. .



Bowens Fish & Chip Shop 2 High Street, St Dogmaels, Cardigan, Pembrokeshire. SA43 3ED

Ref C/1253/DD

£325,000

****Popular and successful fish and chip shop/Licensed restaurant**Rare business opportunity ! **Ideal lifestyle choice**Home with an income**Excellent location**Thriving North Pembrokeshire village community**Popular with tourists and locals alike**A very clean and well presented premises**Spacious nicely appointed and modernised 2 bed flat/apartment**Spacious rear garden**A successful business**For Sale due to retirement**Full On Licence**Hygiene Rating -5 ****

Located with main road frontage and immediately across the road to the main village car park. These premises have a wide double frontage, mid terraced, exceptionally well maintained and provides viz: 400 sq ft cafe and restaurant, 220 sq ft kitchen, 100 sq ft preparation room. wc. First Floor Apartment/Flat - has double glazing and modern electric central heating. Provides 2 double Bedrooms, newly refitted Shower and wc. Modern Fitted Kitchen with inter connecting 25' Lounge.

The bustling village of St Dogmaels fronts the B4546 road which ends at the picturesque Poppit Sands, only some 2 miles from the town of Cardigan on the Teifi Estuary which offers a comprehensive range of shopping and schooling facilities including supermarkets, independent retailers, library, theatre, comprehensive school, further education college etc.

GENERAL

The placing of Bowens Fish and Chip shop on the market provides prospective purchasers with an excellent opportunity of continuing with a successful renowned and very well run fish and chip shop and restaurant business.

The premises was the village shop and post office up to the 1970's. Acquired by the current owners in 1994 it has since been developed and continued to be run as a reputable well managed business. Currently as the vendors are running up to retirement they have kept the turnover just below the VAT threshold. Accounts will be open to bona fide interested parties following the viewing of the premises and records can show previous annual turnovers when business was maximised.

The premises themselves have been exceptionally well maintained, all clean and presented very tidy. The property was re-roofed in 2011 and the Flat was entirely upgraded into 2014 and also refurbished and further modernised at a later date. The flat will provide an ideal opportunity for proprietors accommodation or as in recent years was let on an Assured Shorthold Tenancy with potential income in the region of £600 per month.

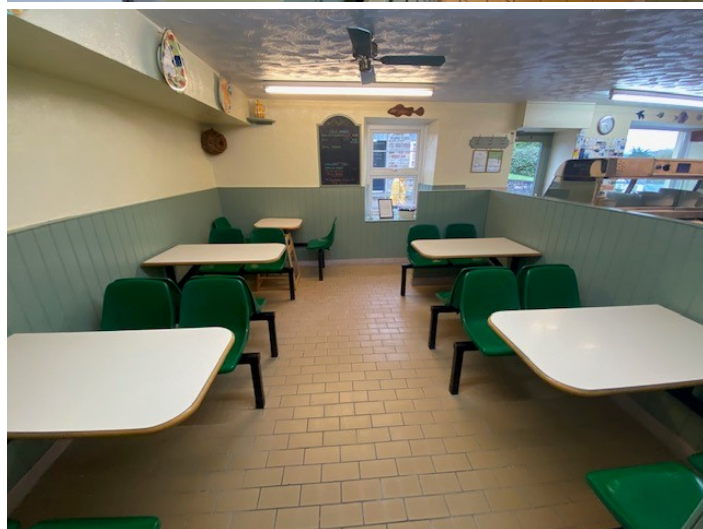
Provides as follows -

Chip Shop/Restaurant

Measures overall 26' 0" x 14' 0" (7.92m x 4.27m) with twin display window frontage, central entrance door. Floors fully tiled, walls panelled to dado level.



The Takeaway area provides a gas fired stainless steel 3 pan Preston and Thomas range (new in 2008) together with the usual associated equipment including microwave, fridge and drinks fridge, serving counter (with screen) etc.



Rear Catering Kitchen

20' 4" x 11' 0" (6.20m x 3.35m) (max) with terrazzo tiled floor, stainless steel double drainer sink unit h&c, fitted range of base cupboards with formica working surfaces, side exterior door.

The seating area provides covers for approx 18 with fixed seating and tables.



Rear Dry Store

With terrazzo tiled floor, fitted shelving. Various appliances including the chipper.

Preparation Room

12' 6" x 8' 5" (3.81m x 2.57m) approx with a large stainless steel double bowl double drainer sink unit h&c, stainless steel working surfaces and splash backs. Automatic washing machine. Potato Rumbler. Wall mounted hot water boiler. Wash hand basin. Towel dispenser etc. Rear aspect window.



Separate W.C.

With low level flush toilet and wash hand basin.

FIRST FLOOR

The First Floor Apartment

Is approached via a totally independent side entrance door with staircase leading to -



Central Landing

With wall mounted Gabarron electric radiator.

Shower Room

7' 6" x 6' 2" (2.29m x 1.88m) with tiled floor and fully tiled walls. White suite provides a large shower cubicle with Redring shower unit, low level flush toilet, vanity unit with inset wash hand basin with cupboard under, mirror and light over. Electric heated towel rail. Window at rear with opaque glass.



Front Double Bedroom 1

13' 1" x 11' 6" (3.99m x 3.51m) with front aspect window, built in shelved cupboard/wardrobe, wall mounted Gabarron electric radiator. Built in wall safe.



Front Double Bedroom 2

12' 10" x 9' 4" (3.91m x 2.84m) with wall mounted Gabarron electric radiator. Built in wardrobes. 2 front aspect windows.



Rear Lounge

24' 8" x 11' 5" (7.52m x 3.48m) with triple aspect windows. French doors that lead out to a raised patio area. 2 Gabarron electric radiators. Wall mounted electric fire.





Inter Connecting Kitchen

8' 4" x 8' 0" (2.54m x 2.44m) with tiled floor, fitted modern range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps,, integrated Prima stainless steel oven and ceramic hob unit with stainless steel cooker hood. Appliance space with plumbing for an automatic washing machine. Rear aspect window overlooking garden.



EXTERNALLY

To the Front

Street Frontage.



To the Rear

Immediately to the rear is a private and secluded concreted yard with timber built Potato Store.

Steps leads up to an extensive rear garden and also a walled in private south facing patio and sitting out area. The garden

provides extensive grassed areas and a large paved patio. Contained within mature hedging.

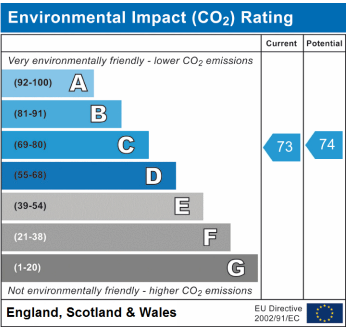
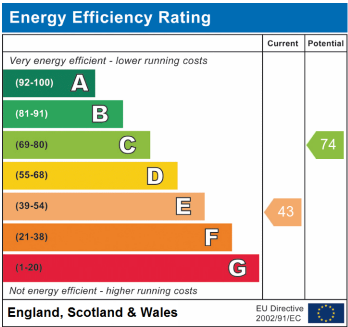


Services

Mains Electricity, Water, Drainage and Gas. Gas fired cooking range. Modern electric radiators to first floor.

Directions

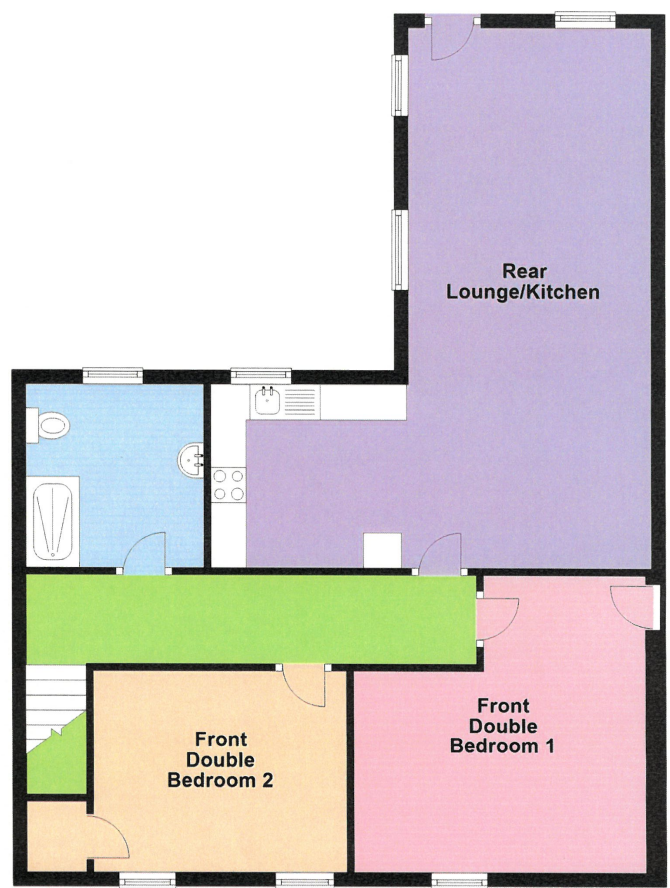
On reaching the village of St Dogmaels from Cardigan. As you enter the centre of the village you will see the property directly in front just before turning right into the village car park.



Ground Floor



First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate