

Regulated by:



**\*\* TO LET \*\*** *Renowned local restaurant location. Fully refurbished including new fully fitted kitchen area. Outstanding views over New Quay and Cardigan Bay.*



**Former Hungry Trout Restaurant 2 South John Street, New Quay, Ceredigion. SA45 9NG.**

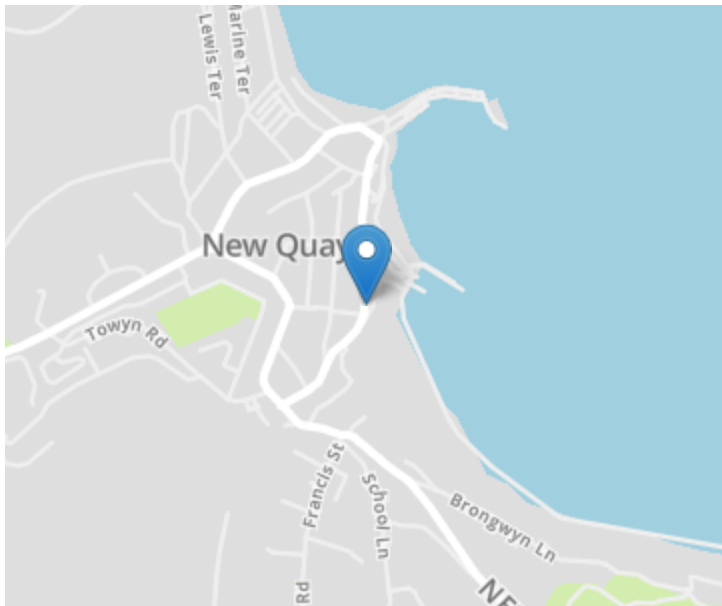
**C/2295/RD TO LET (PER ANNUM)**

**£20,000**

**\*\* TO LET \*\*** Fully refurbished restaurant opportunity **\*\* Heart of New Quay and Cardigan Bay \*\*** Outstanding coastal views  
**\*\* External patio and dining area \*\*** Providing new fully equipped kitchen **\*\* New toilet facilities \*\*** Space for 25-30 covers internally (minimum) **\*\* New front servery \*\*** Focal point within New Quay **\*\* Rarely do these opportunities become available \*\*** Fully refurbished to the highest standard **\*\* An opportunity to put your own stamp on the premises and run your own business \*\*** Separate cellar access **\*\***

**\*\* A WONDERFUL OPPORTUNITY WITHIN THE CARDIGAN BAY COASTAL GEM NOT BE MISSED \*\***

The property is situated centrally within the popular coastal and fishing village of New Quay with its excellent reputation for high quality eateries, local cafes, bars, village shops and nearby sandy beaches. The village offers a good level of local amenities and services including doctors surgery, chemist, primary school, places of worship and good public transport connectivity. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north with a wider range of local services including comprehensive school, community health centre and wider public transport connections. The university town of Aberystwyth and market and estuary town of Cardigan are equidistant 30 minutes drive from the property.



## GENERAL

An opportunity to secure a lease on this exciting fully refurbished restaurant opportunity.

Renovation works include the full taking back of the property to 4 walls being re-rendered, new flooring, new heating and electrical systems, new front servery, removal of previous building obstacles, refurbishment of the bay windows to the front overlooking Cardigan Bay and New Quay harbour, fully refurbished patio area with new railings and lighting allowing for external dining in the day and evening.

In addition, a fully refurbished kitchen has been provided with an array of kitchen equipment available through the lease option. Final terms of the kitchen leasing equipment to be agreed between both parties.

Fully refurbished customer and disabled toilets have been provided, again finished to the highest order.

This is a wonderful opportunity within New Quay to secure a renowned restaurant premises and ideal for those looking to put their own stamp on the local culinary scenery.

The accommodation provides as follows:

### Front Patio Area

With space for 10+ covers with new cast iron railings and lighting, new flooring leading to:



## Main Restaurant Area



20' 8" x 28' 7" (6.30m x 8.71m) with space for 25+ covers, feature bay window, seating areas to front enjoying views over New Quay harbour and Cardigan Bay, feature stone walls and fireplaces, wall lighting and spotlights to ceiling, curved bar and servery with Quartz worktop, stainless steel sink and drainer with mixer tap, multiple sockets and IT connection points, tiled flooring, CCTV connection point.

### WC

Fully refurbished with inner hallway and radiator.

### WC

WC, single wash hand basin and vanity unit, radiator, light up mirror, hand dryer.



## Disabled WC



WC, single wash hand basin, light up mirror, wall mounted gas boiler, radiator, spotlights to ceiling.

## Kitchen Area

13' 7" x 11' 9" (4.14m x 3.58m) fully refurbished kitchen with everything set up and ready to go with a range of stainless steel kitchen equipment with Class EQ dishwasher, freestanding fridge/freezer, Retigo full vision standing combi-ovens, Lincat dual deep fat fryer, Lincat double oven, induction 6 hobs and hotplate with warm oven drawers below, central stainless steel preparation counter and fridges beneath, stainless steel sink and drainers, external door to rear.



## Cellar



Accessed from the main restaurant area with external cellar door, multiple sockets, excellent storage area.

## MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## Services

We are advised that the property benefits from mains water, electricity and drainage. Gas central heating.

Rateable value £13,750. Council Tax Band C.

## Directions

The property is located along South John Street along New Quay seafront and overlooking Cardigan Bay and New Quay harbour.