

*TO LET. Restaurant/Cafe opportunity. Popular High Street location. Llandysul. West Wales.*



**The Lunch Box, High Street, Llandysul, Ceredigion. SA44 4DG.**

**£7,500 Not Specified**

**PER ANNUM Ref C/2200/RD**

**\*\* TO LET \*\* Popular Restaurant/Cafe opportunity \*\* Busy High Street and thoroughfare \*\* Renowned premises \*\* 500 sq.ft. of seating area \*\* Street parking \*\* Adjoining popular town businesses \*\* Flexible terms available \*\* DO NOT MISS THIS OPPORTUNITY \*\***

The property is situated on Llandysul High Street, a popular former market town with excellent footfall and level of residential property within this popular locality. Adjacent to main High Street retailers including Boots and Spar.



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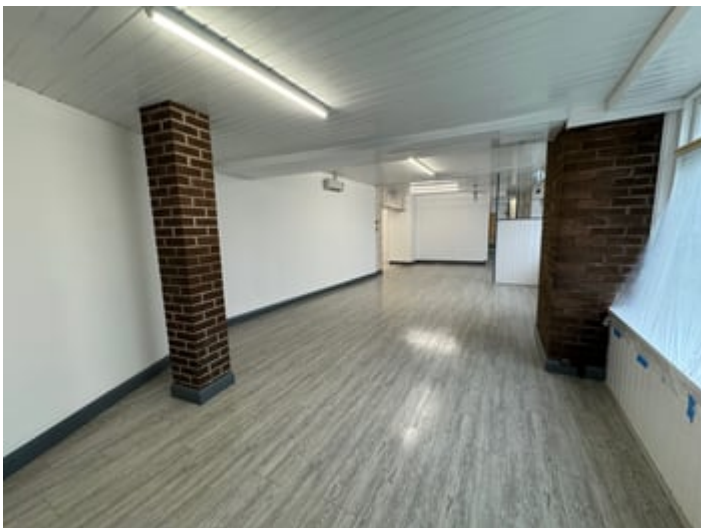
## General

An excellent opportunity to lease a renowned local Restaurant/Cafe which has previously been run as a successful enterprise.

Flexible terms are available to revive the business which has always generated excellent local support.

## Cafe

38' 5" x 14' 5" (11.71m x 4.39m) with 3 x 7' windows to front, vinyl and tiled flooring, multiple sockets, walls mounted heaters. Access to:



## Kitchen Room

9' 3" x 19' 9" (2.82m x 6.02m) Multiple sockets, electric cooking point, large extractor over, tiled flooring, hot and cold water connection.



wash hand basin, commercial extractor hood, vinyl flooring, multiple sockets, steps leading up to:



### WC

Male and female WC, single wash hand basin, tiled flooring and front window.

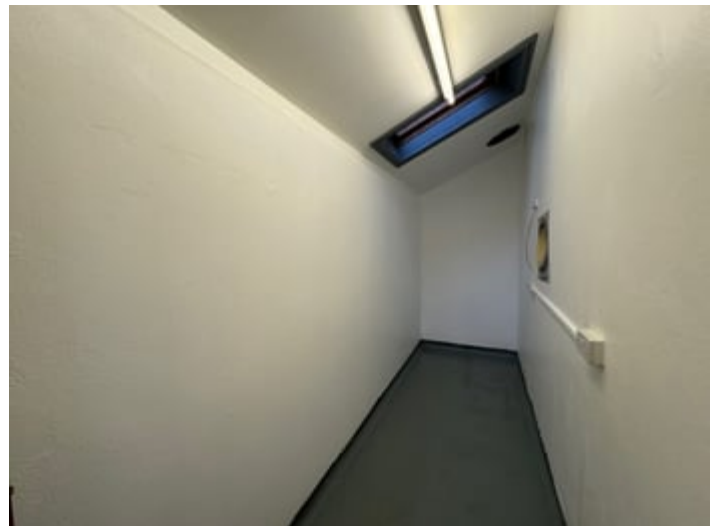
### Rear Prep Room

4' 5" x 13' 7" (1.35m x 4.14m) Multiple sockets, shelving with door through to:



### Rear Lean-To

3' 9" x 14' 5" (1.14m x 4.39m) Velux rooflight over, multiple sockets, access to:

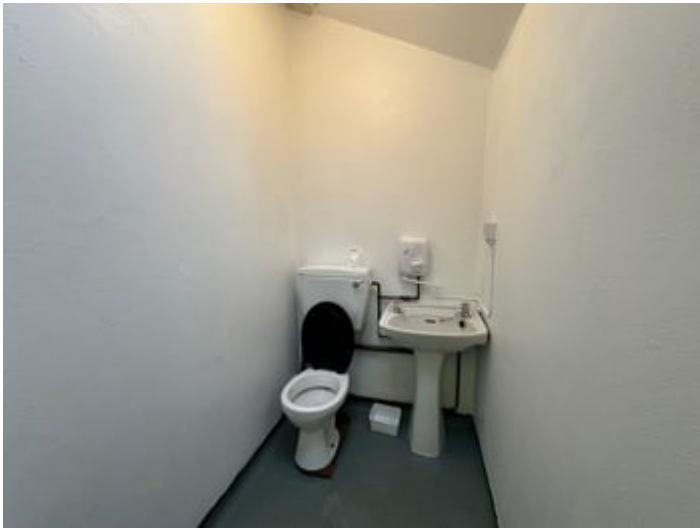


### Kitchen Area

14' 5" x 20' 1" (4.39m x 6.12m) with a separate external entrance door, lined uPVC sheeting to walls, stainless steel

### WC

WC, single wash hand basin, Velux rooflight over, vinyl flooring.



## TENURE

The property is of Leasehold Tenure.

## Services

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

## EXTERNAL

The property fronts onto the High Street with excellent road frontage and public on-street parking provision.

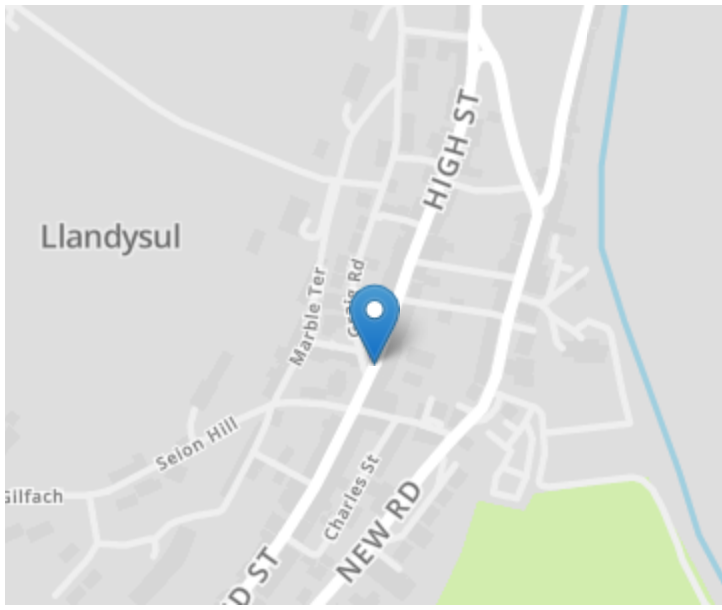


## MONEY LAUNDERING REGULATIONS

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.

## Directions

Travelling along Llandysul High Street pass Boots on your right hand side and the Lunch Box is located immediately left after the next junction.



For further information or to arrange a viewing on this property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
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