

Regulated by:



**RICS**



Since 1989

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



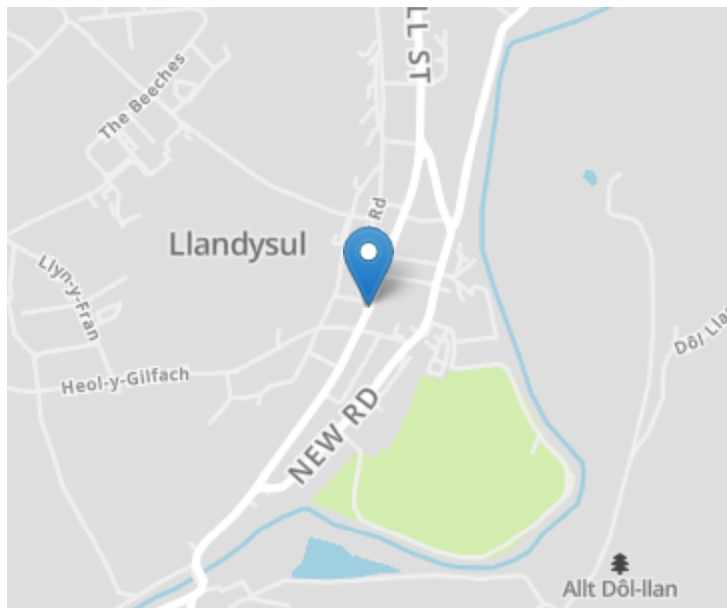
**The Lunch Box, High Street, Llandysul, Ceredigion. SA44 4DG.**

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

**£10,000**

**\*\* 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.

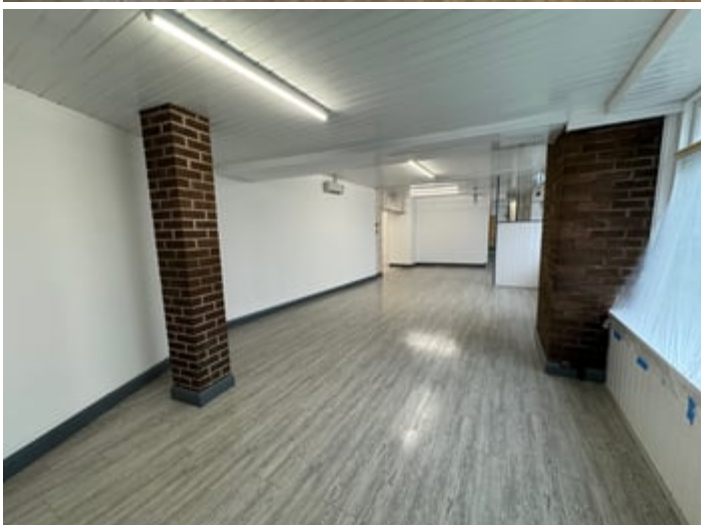


### General

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.

## 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

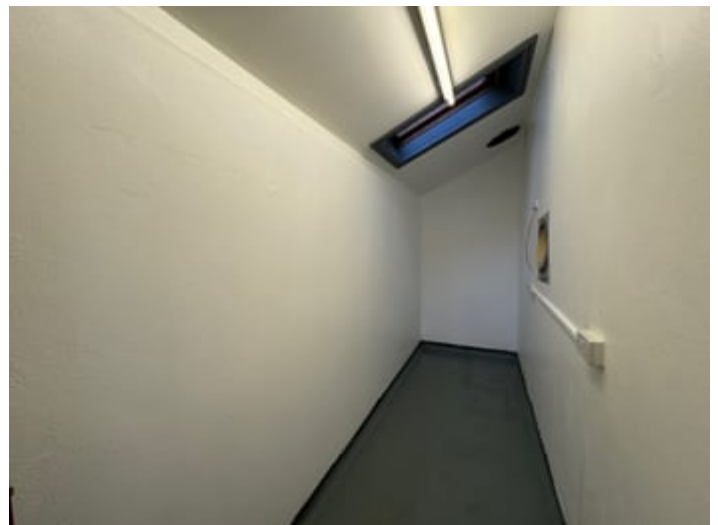
door through to:

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

## Rear Lean-To



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

## WC



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

## 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.

## TENURE

The property is of Leasehold Tenure.

## Services

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

## 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.