



**CONFIDENTIALLY AVAILABLE – FOR SALE  
FISH AND CHIP RESTAURANT AND TAKEAWAY, MID WALES**

- Long established with excellent reputation, and with massive expansion potential, in sizeable town, Mid Wales.
- Traditional premises with pleasant owner accommodation.
- Detailed particulars can be provided to those who enquire, with a positive interest.
- **VIEWING - Contact Oswestry Office: 01691 659659 [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)**

## **THE BUSINESS**

Long established, with excellent reputation for quality, this freehold business is now available and ideal for a budding operator with the opportunity to increase opening hours and perhaps also the range of menu items available.

## **THE LOCATION AND PREMISES**

Within a large Mid Wales town, with an expanding population, and in a busy town centre position.

The premises comprise a sizeable shop, good sized restaurant and useful preparation and ancillary area, all well fitted and equipped. There are two floors of owner accommodation, with 3-4 bedrooms, outside amenity area and parking – Making it ideal for a family.

## **PRICING AND FURTHER INFORMATION**

If you are interested, please enquire further and vendor's instructions will be sought by Celt Rowlands & Co. Detailed particulars and more business information can be provided and a viewing arranged.

## **BUSINESS RATES**

We understand from viewing the Valuation Office Agency web site that the estimated Rateable Value for 2018 is £11,500. Interested parties should contact the Local Authority (Powys County Council – 01938 552828) to establish the current rates payable, as we believe concessions may apply.

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