



Penallta Road, Ystrad Mynach, Hengoed, CF82 7AP

£220,000



- Business For Sale
- Investment Opportunity
- Excellent Location
- Long Established Family Business
- Close To Local Amenities
- A3 Licenced
- Single Garage
- No Onward Chain
- EPC Rating TBC

Description...

A fully equipped A3 licensed premises available. Currently home to a long established family takeaway business, Golden Gate Chinese Takeaway. This premises is suitable for a wide range of existing and new businesses. The ground floor commercial unit currently operates as a successful takeaway, generating an impressive annual income of approximately £70,000.

****BUSY HIGH STREET LOCATION****

****CURRENTLY OPERATED AS A CHINESE TAKE AWAY****

The premises comprises a waiting area, customer serving counter, a fully fitted professional kitchen with ventilated canopy, walk-in cold storage fridge, WC, hallway with access to rear garage and rear courtyard. There is also rear lane access for ease of deliveries etc. You also have a separate entrance hallway with access to the first floor flat. The flat includes a landing area, family bathroom, bedroom one and a large living/dining room.

****ONE BEDROOM FLAT ABOVE COMMERCIAL PREMISES****

****NO ONWARD CHAIN****

Services: We understand the property is connected to all mains services.

Viewings: Strictly by appointment only with Sole Agent, James Douglas, Commercial.

Additional Information

Tenure: Freehold

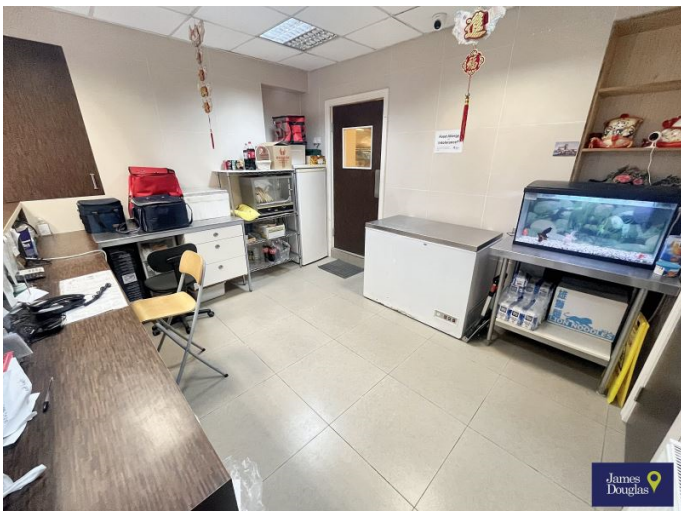
EPC: TBC

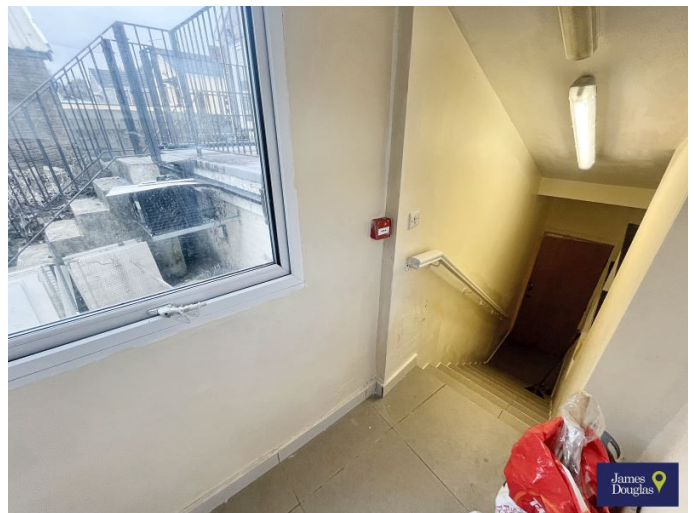
Council Tax Band: B

Use Class Order: A3 Licence

Accommodation...

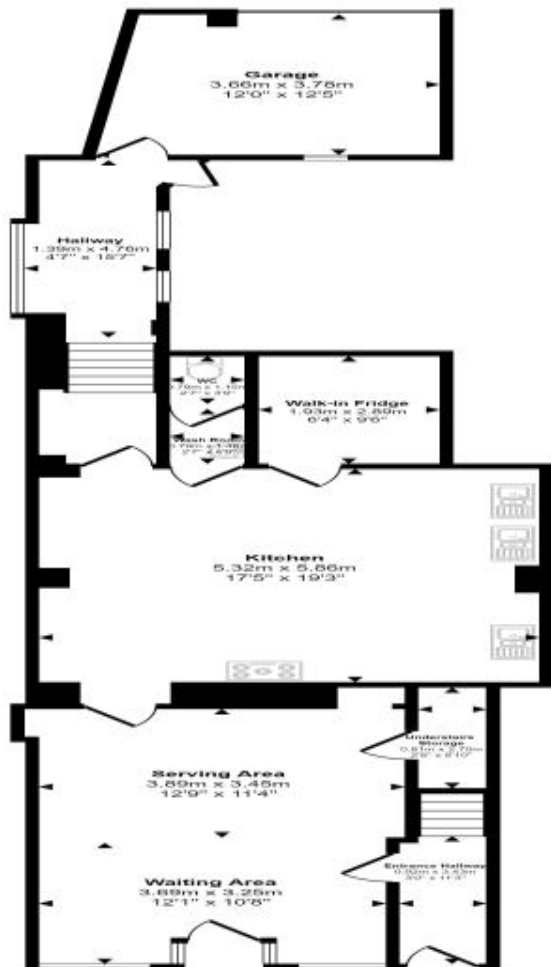
- Waiting/Serving Area
- Kitchen
- Walk-in Fridge
- WC
- Hallway
- Garage
- Entrance Hallway
- Landing
- Bathroom
- Bedroom One
- Living/Dining Room
- Outside
- Directions



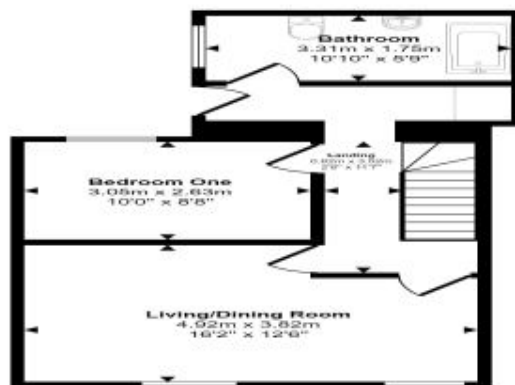


Floorplan

Approx Gross Internal Area
143 sq m / 1534 sq ft



Ground Floor
Approx 88 sq m / 1070 sq ft



First Floor
Approx 42 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Sprayy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92- A			WAITING VALUES
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	