

# Public House with High Quality Restaurant For Sale

Swansea, West Glamorgan, United Kingdom

£250,000



The Business Partnership is delighted to offer for sale this very successful fully licensed Public House with the benefit of a high class restaurant presently offering Indian cuisine and with the added benefit of a separate lounge bar. The property is exceptionally well presented and has been fitted out very tastefully. The business also provides a delivery service and operates an outside catering service. The business has excellent takings and profit margin.

Although presently used for Indian cuisine, the property would suit other cuisines and uses complementary with the catering and licensed trades.

The property is a converted 19c church of traditional stone build. The business area consists, on the ground floor of a dining area (approx.1450 sq ft) with 60 covers. Stairs down lead to the customer washrooms. A stunning ash staircase leads up past a large crystal chandelier from the ground floor dining area to a mezzanine floor with an additional dining area with a further 200 covers.

Also on the ground floor is a large, very well equipped trade kitchen (approx.545 sq ft) and a stockroom (approx.220 sq ft).Two dumb waiters serve the dining area.

There are staff toilets and a further store room (approx 160 sq ft) A lower ground floor houses a lounge bar that can be accessed separately from the outside and therefore attracts customers that are not necessarily using the dining facilities.

Outside there is an area used as a beer garden

## LOCATION

The business is well situated in a much sort after area of a mixed commercial and residential makeup.

THE  
BUSINESS  
PARTNERSHIP

### South Wales

The Business Centre

South Wales

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## FINANCIAL DETAILS

### Asking Price

£250,000

### Sales Revenue

Undisclosed

### Net Profit

Undisclosed

### Furniture / Fixtures Value

Undisclosed

### Inventory / Stock Value

Undisclosed

## GENERAL DETAILS

### Property

Leasehold

### Terms of Lease

Leasehold Term to be agreed Rent

£65,000 pa Rates: TBA per year



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