

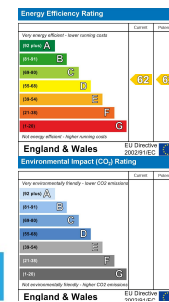


Merlins Magic Fishguard Road, Haverfordwest, Pembrokeshire, SA62 4BT

- Children's play centre
- Established 2009
- Leasehold
- Extensive parking area
- Commercial kitchen
- Fantastic modern facilities
- Purpose designed
- Excellent opportunity
- Function Centre
- Highly successful

Guide Price £115,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile



VIEWING: Strictly by appointment only via the Agents.
TENURE: Lease 5 years from November 2019 option to renew may be possible
SERVICES: We have not checked or tested any of the services or appliances at the property.
RATEABLE VALUE £26,000 per year

NME/NME/06/22/Draft

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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A well established busy profitable business set with a purpose-designed children's indoor play centre/function room for parties, with play areas for under 4 and over 4 ages. Climbing frames, ball pools, rope bridges, spinning poles. triple lane bumpy slide and much, much more. Commercial kitchen serving hot and cold refreshments from jacket potatoes to freshly baked baguettes and hearty main meals 5 star Food Hygiene rating from start of business. Ladies, Gents and Disabled toilet facilities. Modern heating/air replacement system. Staff room, office.

The property extends to approximately 5740 sq ft with a further adjacent building used for storage The main premises has been converted to offer modern open plan facility with different themed zones for children's parties including Lego area, Mr Potato Head area. The business has won numerous awards including: "Welsh Hospitality Award 2018 and 2019; children's play centre of the year.

Extensive parking area to the fore.

LEASE TERMS

RENT

ACCOMMODATION

VIEWING

BUSINESS RATES

EPC

VAT

LEGAL COSTS

ACCOUNTS

STAFF

PLANNING USE CLASS



DIRECTIONS

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