

Halfway Cafe, Popehill, Haverfordwest



Offers In The Region Of £275,000

- Available as an investment
- Cafe premises with approx 56 covers capacity
- subject to a Lease producing a rental of £15,500 p.a.
- Includes land adjoining
- Ample customer parking



FREEHOLD INVESTMENT

An opportunity to purchase this freehold investment subject to a Lease producing a rental of £15,500 per annum, in this popular and prominently located café and Takeaway, situated in the lay-by on the main A4076 between Johnston and Haverfordwest.

Pembrokeshire's Property Professionals

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Cafe

Overall 20.43' x 26.97'
Capacity for 56 covers (approx.)

Ladies/Gentlemen's Toilets

(disabled compliant).

Kitchen

15.44' x 10.11'

Preparation Room

10.32' x 7.94'

Store Room

10.18 x 4.76
LPG boiler

Cold Store

10.10' x 18.7'

Potato Store/Preparation

7.43' x 10.10'

Fixtures, fittings and contents

These are generally owned by the Lessee. Full details from R K Lucas & Son.

GENERAL NOTES

Price

£275,000 for the freehold investment.

Lease Terms

We understand that the Lease is for an unexpired term of 17 years at a current rental of £15,500 per annum. and upon a tenant's full repairing and insuring basis (subject to a Schedule of Condition). A copy of the Lease is available to bona fide purchasers from the Haverfordwest offices of R K Lucas & Son, upon request.

VAT

The price, quoted is exclusive of VAT (where applicable).

Fixtures/Fittings & Appliances

None of these has been tested by the agents.

Business Rates

We understand from the Valuation Office website that the Rateable Value is £9,700 (April 2023 to present).

Legal Costs

Each party to bear its own legal costs and charges.

Commercial Energy Performance Certificate

This is available at the Haverfordwest office of R K Lucas & Son

Outside

LPG Gas Tank.

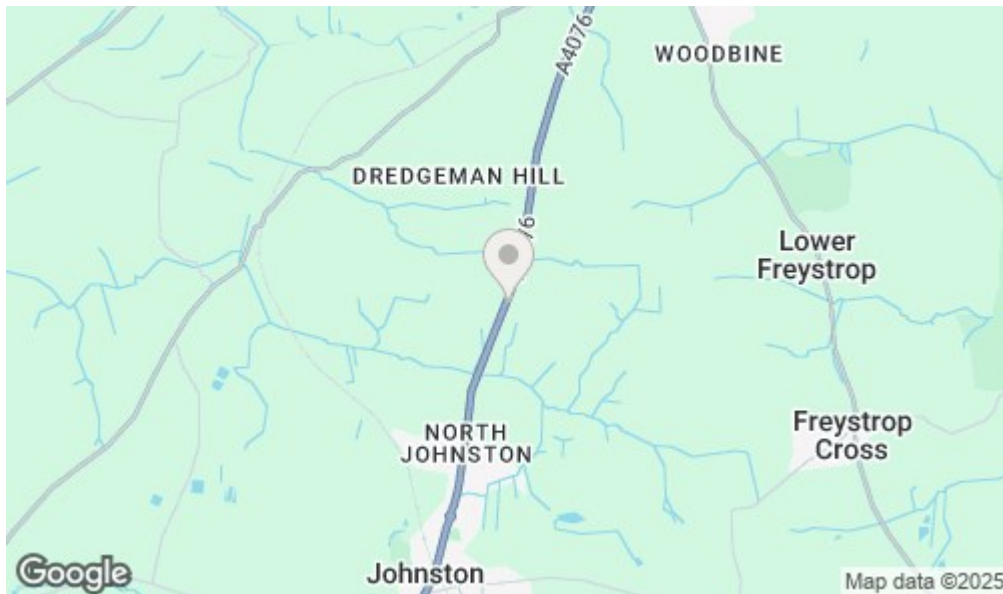
There is a grassed area, accessed via the patio doors at the rear, with picnic area.

There is a further area of land immediately to the south of the building which is included in the sale.

SUBJECT TO CONTRACT AND AVAILABILITY

EPC Rating

C - 52



Serving the whole of
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These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitor.