

## LEASE & BUSINESS FOR SALE CAFÉ/ RESTAURANT (A3)

Willow Café, 111 Station Road, Llanelli,  
SA15 1YS



- LEASE & BUSINESS FOR SALE SUBJECT TO OCCUPATIONAL LEASE WITH A RENT PASSING OF £8,400 PA
- A GROUND FLOOR RETAIL UNIT, COMPRISING FULLY FITTED AND EQUIPPED CAFÉ/ RESTAURANT WITH ADEQUATE COVERS TO FRONT
- NET INTERNAL AREA – 95.14 SQ.M (1,204.08 SQ. FT.)
- PROMINENT POSITION WITH RETURN FRONTAGE AND LARGE SALES DISPLAY ALONG EDGE OF LLANELLI TOWN CENTRE
- LESS THAN 5 MINUTE DRIVE TO THE STUNNING COAST, INCLUDING THE POPULAR MILLENNIUM COASTAL PARK

OFFERS IN THE REGION OF  
**£80,000**

## LOCATION

The subject premises is located along Station Road along the edge of Llanelli town centre, which is considered to be a popular trading location within the town.

The subject property is located along an established mixed use area and within close proximity to the main train station and local bus routes.

Station Road also provides good lines of communication via the main B4304 periphery road, which is less than 1 mile to the south. The main B4304 links Llanelli Town Centre with the coastal link road further to the south.

Accordingly, the property is considered to be reasonably well situated for its existing use, which is located within a relatively densely populated residential catchment area, which is also within a short driving distance to the coastal link road, providing good access to the A484 which leads to Junction 47 of the M4 Motorway (approximately 8 miles) and Swansea City Centre, via the A483.

## DESCRIPTION

The subject property comprises a mid-terraced ground floor retail unit, currently occupied for use as a café/ restaurant, trading as Willow Café.

Internally, the subject premises comprises a large ground floor retail unit, which benefits from a prominent return frontage facing a relatively busy main thoroughfare.

The main sales area, which accommodates various free standing seating for approximately 54 covers to the front, is also supported by ancillary accommodation to the rear, comprising a fully fitted commercial kitchen, customer w.c. facilities and a small storage/ preparation area.

The business boasts an established trade which is situated along a busy main thoroughfare within Llanelli town centre. The subject premises is fully fitted and equipped for its intended use to include a range of catering equipment such as a countertop display fridge, 2 no. coffee machines, a double door glass display fridge, various fridge and freezer units, three burner gas fired grill and a six burner gas fired cooker with oven, etc. A copy of the detailed inventory is also available upon request.

The entire premises is currently held on an occupational leasehold agreement, originally for a term of 15 years from 1<sup>st</sup> June 2004 at a current rent passing of £8,400 per annum (exclusive). We have also been advised that a new effective lease can be negotiated with the Landlord.

We therefore advise that the subject premises will be offered for sale, to include the client's Leasehold interest and Tenant's fixtures and fittings associated with the business, which will be subject to a proposed assignment of the existing occupational lease or alternatively a proposed surrender and re-grant of a new effective lease, which will be subject to the Landlord's prior written consent.

The business benefits from opening hours between 7.00am and 2.00pm (7-days a week) with potential for further growth and potential evening trade.

## ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

### GROUND FLOOR

**Net Internal Area:** 95.14 sq.m (1,024.16 sq. ft.)

**Sales Area:** 65.31 sq.m (702.99 sq. ft.)

*Comprising an open plan area in the majority with various free standing seating for 54 covers and a small servery area to the rear.*

**Shop Depth:** 9.84m (32'3")

**Internal Width:** 7.43m (24'4")

**Ancillary:** 29.83 sq.m (321.09 sq. ft.)

*which briefly comprises the following.*

**Customer W.C. Facilities**

*Comprising separate ladies and gents toilet cubicles.*

**Commercial Kitchen:** 3.45m x 6.50m  
*fully fitted and equipped.*

**Preparation Area/ Store:** 2.31m x 2.86m  
*fully fitted and equipped.*

**Rear Corridor**

*with access to rear courtyard/ parking area (1-2 vehicles).*

## RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

**Rateable Value (2023):** £5,900

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024/25 the multiplier will be 0.562.

Rates relief for small business with a rateable value up to £6000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We therefore advise that the subject premises is eligible for 100% small business rates relief, subject to satisfying the necessary criteria.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

We have been advised that at present VAT is not applicable to this transaction.

## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850.**

**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**

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### TERMS & TENURE

Our client's interest is available on an occupational lease agreement, which was originally granted for a term of 25 years from 1<sup>st</sup> October 2008 (8 years unexpired) at a current rent passing of £8,400 per annum (exclusive). We have also been advised that a new effective lease can be negotiated with the Landlord.

The client's Leasehold interest is therefore available subject to the proposed premium quoted in our particulars, as consideration for business goodwill, fixtures and fittings.

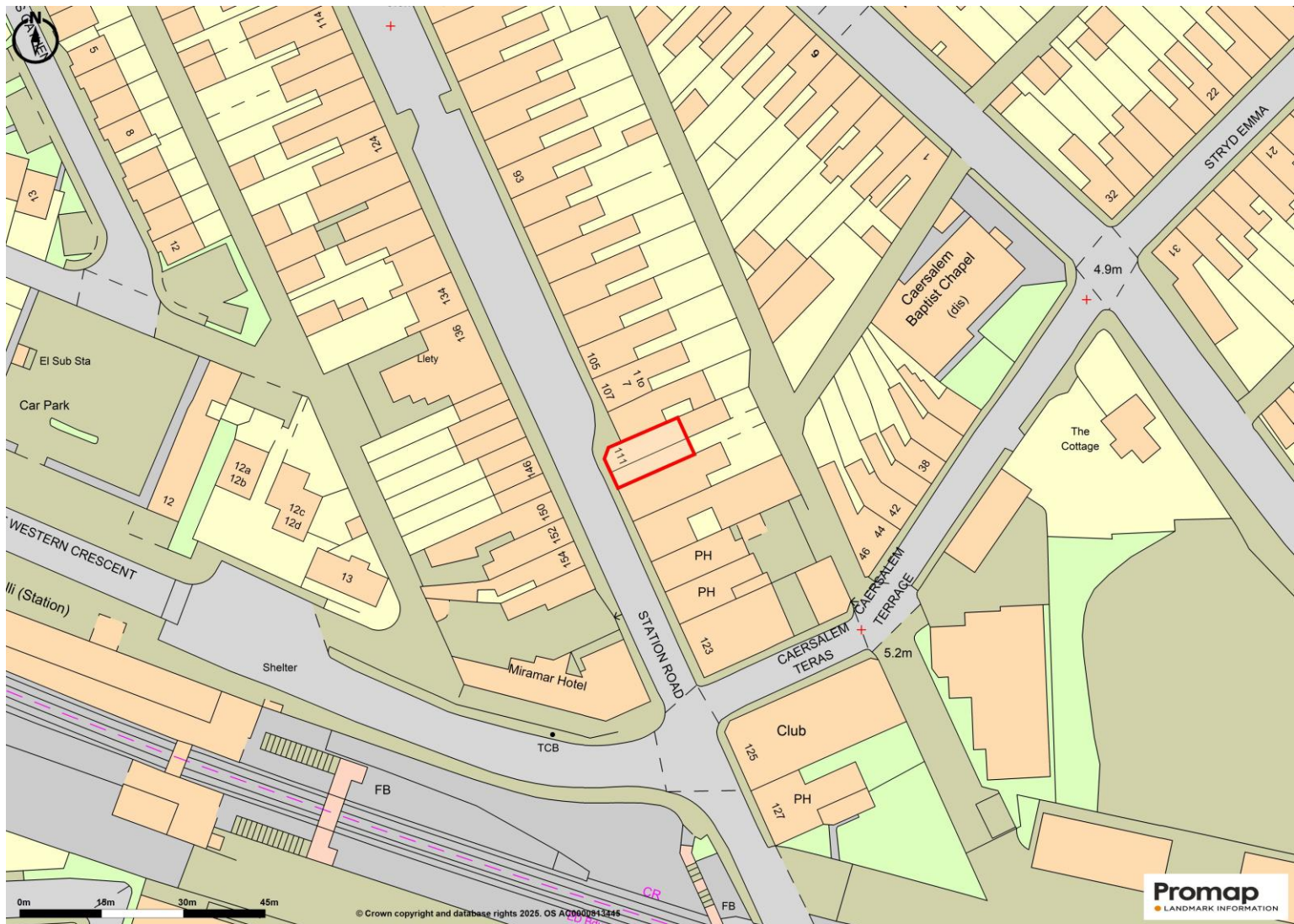
A copy of the Lease is also available on request.



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