



## Riverside Walk, Haverfordwest

- Busy Cafe/take away Business
- Fully equipped
- Repeat business
- Outside eating area.
- First floor eating area/meetings
- Excellent River side location
- New flexible lease available
- Huge Potential
- EPC to be confirmed
- 32 covers plus upstairs area

**Offers In The Region Of £32,000**

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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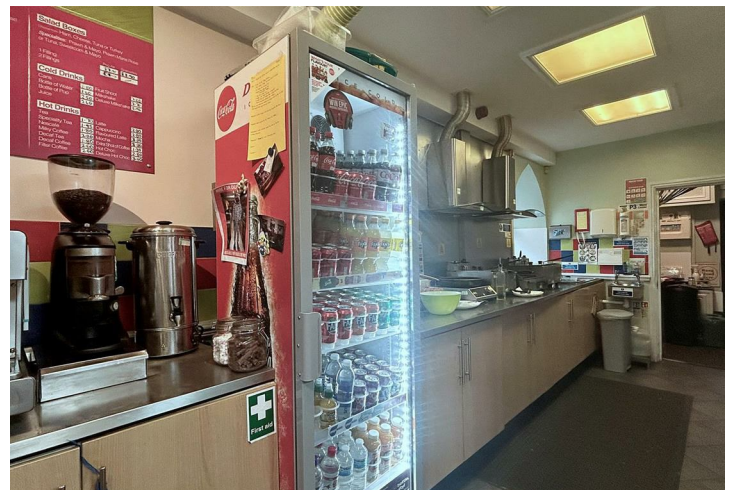
***The Agent that goes the Extra Mile***

## SUMMARY

A fantastic opportunity to purchase a busy successful business Cafe/take away situated in an excellent position on the riverside of Haverfordwest. The business has been established for many years and enjoys a good level of repeat business. The business is to be sold as a going concern with all extensive equipment included. A new flexible lease can be agreed.

The Riverside in Haverfordwest is a popular busy shopping area, convenient to car parks. Bridge Street and Quay Street are a short walking distance.

The property is set over 2 floors with the ground floor 44 sq m having the kitchen and public seating area. Seating for approximately 32 covers. The first floor 22.7sq m. could also be used for further covers for the restaurant/cafe, or office/meeting room.. Toilet. Gas central heating. Security shutters to all windows and doors. Outside area for clients to eat/drink.





**VIEWING:** Strictly by appointment only via the Agents.

**TENURE:** Flexible Lease 5 years from 2024 option to renew may be possible

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

**RATEABLE VALUE** £ 7000 per year

NME/NME/01/24/draft

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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