



**** BUSINESS FOR SALE ** Thyme Out
High Street, Prestatyn, Denbighshire,
Offers In The Region Of £40,000**



EPC - 0 Council Tax Band - Tenure - Leasehold

High Street, Prestatyn

0 Bedrooms - Shop

Business for sale due to retirement.

An excellent opportunity to acquire a well-established and well-known Sandwich Shop & Hot Roast Carvery, highly regarded in the local area for its quality food and friendly service. This well-presented business enjoys a loyal customer base and a strong reputation, built over many successful years of trading.

The sale includes all fixtures, fittings, and appliances, offering a fully equipped, turnkey operation ready for immediate takeover.

This is a genuine retirement sale, presenting an ideal opportunity for an ambitious new owner to continue and grow this popular and profitable business.



Accommodation

Via a timber single glazed door leading into:

Shop Floor

29'10" x 13'1" (9.11m x 4.00m)

The shop features a comfortable seated window area for customers to dine in. The property includes a large service counter with a cold display chiller, hot carvery section, and a coffee machine. The back prep area is fully fitted with a fridge, freezer, two fan assisted ovens, a hob, panini maker, stainless steel preparation surfaces, a drinks fridge and other assorted equipment. Ideal for a ready to operate food business.

Store Cupboard

Having lighting and door into W.C.

W.C.

7'0" x 2'11" (2.14m x 0.89m)

Low flush W.C. and hand wash basin.

Location

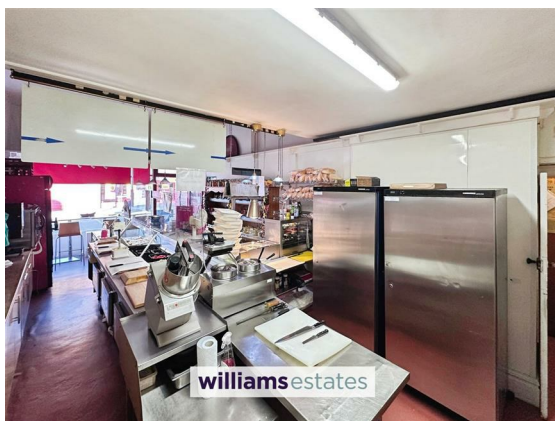
Prestatyn is a seaside town located in Denbighshire, North Wales, near the border with England. It's known for its long sandy beaches, scenic promenade, and nearby hills, including the Clwydian Range, an Area of Outstanding Natural Beauty. The town offers a mix of traditional seaside charm and modern amenities, making it popular with both residents and tourists. Has a variety of local cafes, pubs and shops and The Prestatyn Shopping Park is just a short walk from the High Street and features larger retailers like Tesco, M&S, and Next. It's well connected by rail and road, with easy access to larger towns like Rhyl and Chester.

Lease Details

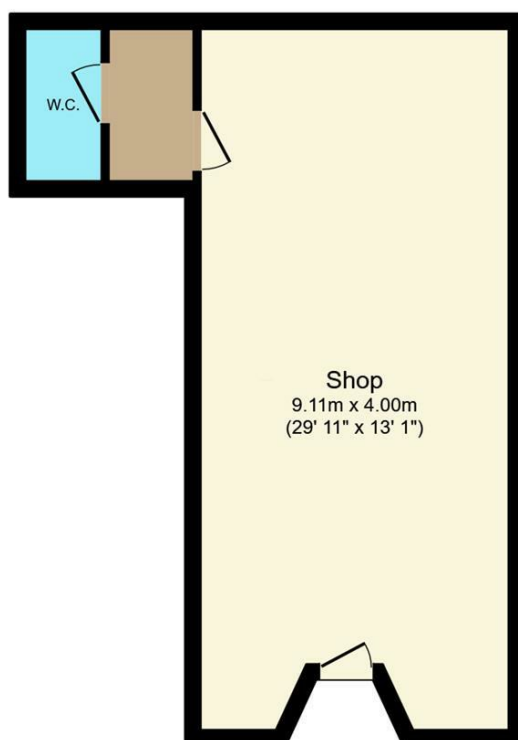
The landlord has expressed that they would be prepared to grant a new 10-year lease to the right tenant. The buyer will need to meet the landlord's referencing criteria and legal costs before assigning the lease. Current rent is £8,500 plus VAT per annum.

Services

Having mains electric and water and all appliances are not tested by the selling agent.







Total floor area: 39.7 sq.m. (428 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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