



# Roots Cafe 71 Market Street, Abergele, LL22 7BP

## £395,000



### Tenure

Freehold

### Rateable Value

This business has been subject to 'Small business rates relief' and an estimated business rates cost of approximately £2,000\* (\*subject to change)  
£11,000 Rateable Value.

### Property Description

Welcome to this fully modernized and thriving cafe, boasting an established clientele and ongoing trade. The cafe presents an excellent opportunity for increased revenue by offering evening openings. Conveniently located in the heart of Abergele town center, the cafe enjoys fantastic roadside visibility, with a local superstore entrance just 100 yards away. Customers can easily find parking directly in front and to the side of the premises, ensuring a steady flow of passing trade, including both locals and holidaymakers visiting the renowned 'I'm A Celebrity Get Me Out Of Here' Gwrych Castle!

Step inside to discover a bright and contemporary interior, offering an array of seating arrangements that accommodate up to 52 covers. The attractive service counter with exposed red brick proudly serves fresh coffee. The well-proportioned kitchen area at the rear comes fully equipped with modern facilities, accompanied by a store room, glass wash & blended refreshments area, and an additional prep area. For the convenience of staff, a private ground floor dining area and staff room is provided, along with an adjoining storage room. The cafe's charm extends to a ground floor garden conservatory, offering a tranquil space that opens to a rear garden laid mainly to lawn with a lovely patio area, enjoying a delightful SOUTH FACING aspect. Moreover, an additional 24 covers are available externally to the front of the cafe.

Upstairs, the first-floor living accommodation includes a well-lit entrance hall leading to a bright and spacious lounge with an exposed brick fireplace, wooden flooring, and captivating views of the Coed Y Gopa woodlands. The primary bedroom offers ample storage with a range of fitted wardrobes and bedside units. Two additional double bedrooms ensure comfort and flexibility, providing ample space for free-standing wardrobes. A partially tiled family bathroom features a clear glass screen and an above-bath shower, accompanied by a separate WC.

For interested purchasers, details of accounts are available upon request after viewing, allowing you to explore this fantastic business opportunity further. Don't miss the chance to make this thriving café your very own!

### Main Dining Area

44'9 x 7'7 (13.64m x 2.31m)

### Service Area

13'9 x 10'1 (4.19m x 3.07m)

### Second Dining Area

13'3 x 13'6 (4.04m x 4.11m)

### Kitchen

16'8 x 9'9 (5.08m x 2.97m)

### Wash/Refreshment Prep Area

8'2 x 11'9 (2.49m x 3.58m)

### Hand Wash/Second Prep Area

7' x 5'11 (2.13m x 1.80m)

### Store Area Rear Of Kitchen

5'6 x 9'10 (1.68m x 3.00m)

### Staff/Dining Room

13'11 x 12'5 (4.24m x 3.78m)

### Store Room

7'5 x 23'10 (2.26m x 7.26m)

### Conservatory

14'6 x 14'6 (4.42m x 4.42m)

### First Floor Dimensions

#### Lounge

12'5 x 14' (3.78m x 4.27m)

#### Bedroom 1

13'5 x 13'8 (4.09m x 4.17m)

#### Bedroom 2

13'11 x 10' (4.24m x 3.05m)

#### Bedroom 3

9' x 9'10 (2.74m x 3.00m)

### Bathroom

8'5 x 6'2 (2.57m x 1.88m)

### WC

2'11 x 6'1 (0.89m x 1.85m)

### Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite

villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

### Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

