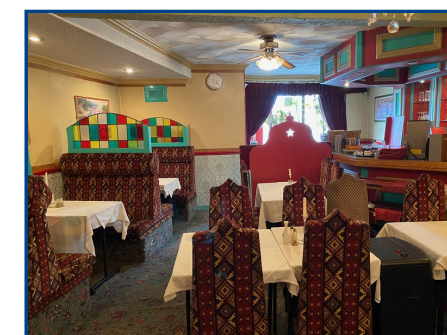


**Commercial Road
Resolven
Neath
Neath Port Talbot.**

Price **£139,995**



- **INDIAN RESTAURANT & TAKE AWAY**
- **3 BEDROOMS & BATHROOM TO 1ST FLOOR**
- **SITS 44 PEOPLE TO DINE**
- **GARAGE TO THE REAR**
- **A3 COMMERCIAL LICENSE**
- **INVESTMENT OPPORTUNITY**

General Description

INVESTMENT OPPORTUNITY!
Shaan Tandoori, a long standing loved business in the heart of Resolven. Call us today to view.....

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Commercial Road, Resolven, Neath, Neath Port Talbot.

Property Description

INVESTMENT OPPORTUNITY!

Shaan Tandoori, a long standing loved business in the heart of Resolven. The business was established approximately 30 years ago, now on the open market ready for a new owner & new challenge. Property offers; Entrance to waiting & take away area, through to restaurant which accommodates 44 people to dine, kitchen & preparation room, men & women's toilets to the ground floor. 2 Bedrooms, lounge & bathroom to the 1st floor. Externally the property benefits from rear courtyard, garage, storage & stockroom. The business has a prominent roadside location & ample potential for a new opportunity. Please contact Cleo Tompkinson Francis to view & any further information you require.

Entrance To Restaurant (19' 09" x 15' 06" x 10' 4") or (6.02m x 4.72m x 3.15m)

Window to the front, serving counter, waiting & seating area for take away's. Restaurant seats 44 people.

Seating Area

Further Restaurant Area (12' 07" x 9' 02") or (3.84m x 2.79m)

Seating area & access to the toilet's.

Inner Hall (4' 06" x 2' 03") or (1.37m x 0.69m)

Partially tiled walls, tiled flooring. Doors leading to.

Womens toilets (8' 03" x 3' 07") or (2.51m x 1.09m)

Window to the side, WC, hand basin, wall mounted electric heater, partially tiled walls, tiled flooring.

Mens Toilets (5' 03" x 3' 09") or (1.60m x 1.14m)

WC, hand basin, fully tiled walls, tiled flooring.

Commercial Road, Resolven, Neath, Neath Port Talbot.

Kitchen (15' 09" x 12' 02") or (4.80m x 3.71m)

Preparation area with double sink unit, deep fat fryer, cooker, clay oven, tiled flooring, door leading to rear yard.

Storage room 6 x 4'5

First Floor Accommodation (15' 05" x 7' 05" x 5' 6") or (4.70m x 2.26m x 1.68m)

Landing area, storage cupboard. Doors leading to.

Bedroom One (12' 06" x 10' 09") or (3.81m x 3.28m)

Window to the front.

Bedroom Two (9' 06" x 7' 09") or (2.90m x 2.36m)

Window to the front.

Lounge/Bedroom (14' 01" x 11' 11") or (4.29m x 3.63m)

Window to the rear & side, feature fireplace.

Bathroom (12' 07" x 10' 04") or (3.84m x 3.15m)

Frosted window to the side, panelled bath, hand basin, WC, airing cupboard.

External

Enclosed low maintenance courtyard, outside WC. Side gated access to the side of the property.

Garage (17' 09" x 13' 00") or (5.41m x 3.96m)

Storage Room (14' 0" x 11' 10") or (4.27m x 3.61m)

Storage & stockroom.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

