

# Tudor

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## Y Den 11 Lower Cardiff Road, Pwllheli, LL53 5BY

**£25,000**

- Children Soft Play Centre
- Business As Going Concern
- Fully Equipped
- Prominent Trading Position
- Leasehold
- Excellent Opportunity



# Y Den 11 Lower Cardiff Road, Pwllheli, LL53 5BY

"Y Den" Children's Indoor Soft Play Centre - Business For Sale with Prominent Town Centre Trading Position

This is an excellent opportunity to acquire a Business As Going Concern, Established in 2007 and relocated to Pwllheli in 2016 - Lease Dated 13th July 2021 to 12th July 2024, Original Lease dated 13th July 2016 - Present Rent £14,000 per annum, payable monthly plus outgoings. It is understood the Landlord is prepared to renew the Lease, subject to a rent review. It is expected that the new occupier provides a new boiler for central heating purposes.

The centre has become very well known in this area and has a strong base of regular customers in place. Present owners have ensured the business has an excellent reputation and superb reviews are noted online.

The premises is well presented and fully equipped with an impressive multi level soft play frame with a capacity of a 100. The ground floor area comprises of: Soft play area with Cafe seating approx 40 people. Toilets. Kitchen area and staff storage area. On the first floor there is a large function area with two separate party rooms, in total seating approx 50 people - this area is regularly hired for birthday parties.

For more information, please contact us.



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