



Fabrizio's

Cefn, Buttington, Welshpool, Powys, SY21 8SZ

Tenure: Leasehold

Price: £50,000

Ref: 96490

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Prime, well-established roadside restaurant
- Potential to develop drive-through takeaway
- Award-winning Italian restaurant 2023 & 2024
- Well appointed, open plan trade area (70)
- Substantial car parking (50)
- New free-of-tie lease available

Location

Fabrizio's occupies a prominent roadside position, nestled in the picturesque countryside of Powys. It is located on the main A458 Midlands to central Wales trunk route, making it very visible to passing trade.

The busy and prosperous market town of Welshpool is four miles west. Welshpool is a popular market town which attracts visitors and tourists throughout the year. It is also the focal point for a much wider agricultural area and its community.

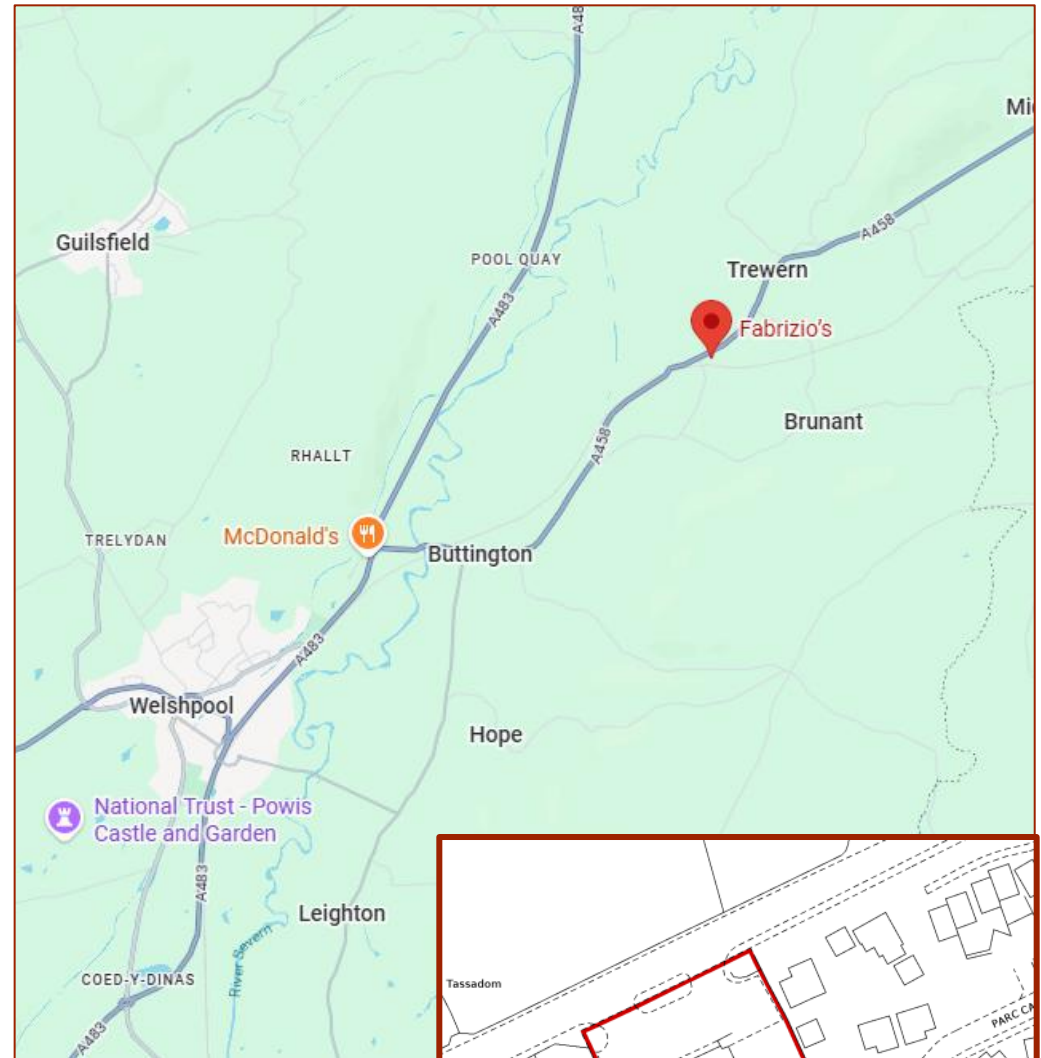
Welshpool stands on the England/Wales border in an area known as The Marches and the renowned walkers' route, Offa's Dyke, passes nearby. Tourists are also attracted to the nationally renowned Powis Castle located on the edge of the town; this being the seat of the Herbert family, the Earls of Powis. As of the 2021 census report, Welshpool had a population of over 6,500.

The Property

Fabrizio's occupies a single storey, detached property with rustic, wood-clad exterior walls under a flat roof. The property sits within a spacious car park for 50 vehicles.

The property offers an exciting opportunity to reintroduce a drive-through. One was previously installed at the premises but is currently not in service.

The property is briefly described as follows:



Trade Areas

GROUND FLOOR

Entrance vestibule leading into the main TRADE AREA, currently seating 70 on ladderback and vintage metal bistro chairs but which could comfortably seat 90. Laminate flooring throughout. Decorative low hanging lights. BAR SERVERY with wood effect counter and ancillary storage behind.

To the rear of the trade area is the UTILITY AND PREPARATION AREA which is comprehensively equipped. The rear of the room was formerly used as a drive-through serving hatch, however it is currently not utilised.

Adjacent is the COMMERCIAL KITCHEN which is of a good size and comprehensively equipped with a range of stainless steel catering effects and equipment. Five section extraction unit. Altro nonslip flooring and stainless steel and UPVC clad walls throughout.

LADIES' and GENTLEMEN'S TOILETS.

External

To the front is seating for 16 under an adjustable fabric awning. This area is enclosed by wood railings and has an Astroturf base.

Wraparound, tarmacadamed lined CAR PARK for 50 vehicles. What was previously the drive-through area is currently blocked off, however this could quickly be reinstated.





The Business

Fabrizio's is an authentic Italian restaurant combining the culinary artistry of Rome with a touch of Welsh charm. The business won 'Best Italian Restaurant in Wales' in 2023 and 2024.

Our clients now wish to sell and relocate to Italy. We are advised that yearly takings inclusive of VAT are approximately £400,000 with an adjusted net profit of £70,000.

Fabrizio's opening times are as follows:

Monday – closed

Tuesday to Saturday – 12 noon to 2.30pm and 5.30pm to 9pm

Sunday – 12 noon to 4pm

Prospective purchasers will undoubtedly see the potential for the introduction of a breakfast trade, especially given the business is located on the main A558 trunk route. There is also the possibility of reintroducing a takeaway service due to the drive-through facilities already being established.



Tenure & Price

LEASEHOLD £50,000 to include goodwill, fixtures and fittings. Stock at valuation in addition. (See page 7).

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Local Authority: Powys County Council.



LEASEHOLD	£50,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.
TERM	6 years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£30,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium.



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Business Mortgages

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.