



Kamrul Balti

50 High Street, Ferndale, Rhondda CF43 4RH

Freehold £95,000

- Busy high street location
- Refurbished ground floor
- Three bedroom accommodation
- Previously operated as Indian takeaway
- Would suit all takeaway uses
- Currently closed

Ref: 94879

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SP Sidney
Phillips



LOCATION

The town of Ferndale is located in the Rhondda Valley standing astride the A4233, some 6 miles south of Aberdare, close to its meeting with the A465 Heads of the Valley Road and 8 miles north of Pontypridd (where it meets with the A470 South to North Wales Express Route). The Kamrul Balti is located on the busy high street amongst a large number of retail and leisure units. It is well placed for its potential customer base and has the benefit of on-street parking opposite.

The subject property forms part of a row of terraced buildings constructed of brick with pitched slate roofs. It offers a ground floor trading area which has recently been refurbished with new extraction canopies, stainless steel cladding and nonslip flooring throughout. It also enjoys a three bedroom flat above. There is a small yard to the rear. The business previously traded as an Indian takeaway but would suit all types of use permitted under the A3 Planning (Use Classes) Order.

TRADE AREAS

Front door leading into ground floor open plan trading area. RECEPTION AREA with nonslip flooring and clad walls. SERVICE COUNTER with display. Open plan KITCHEN to the rear with two section extraction hood, stainless steel clad walls and nonslip flooring throughout. Gas safety knock off switch. To the rear are two interconnecting rooms, being the BOILER ROOM and a PREP ROOM.

OWNERS ACCOMMODATION

THREE SINGLE/SMALL DOUBLE BEDROOMS. SHOWER ROOM.

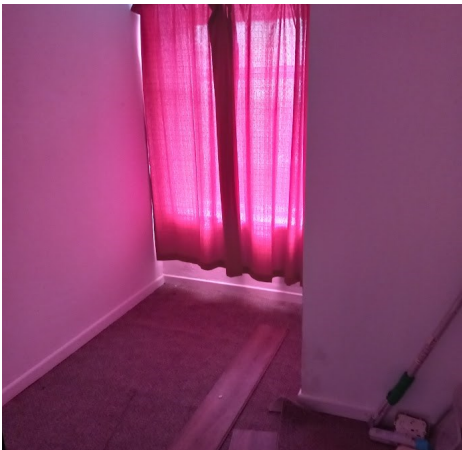
EXTERNAL

To the rear is a small enclosed GARDEN.

THE BUSINESS

The business was traded as an Indian takeaway by our client for a number of years and then, more recently, let to a third party. Since Covid the business has closed and never re-opened. It has recently undergone a refurbishment to the ground floor trading areas and is offered in good condition and will be ready to trade.

The current owner does not have any trading information and none will be made available to prospective interested parties. Any purchaser will need to make their own assessment as to the future potential viability of the business.



TENURE & PRICE

FREEHOLD £95,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

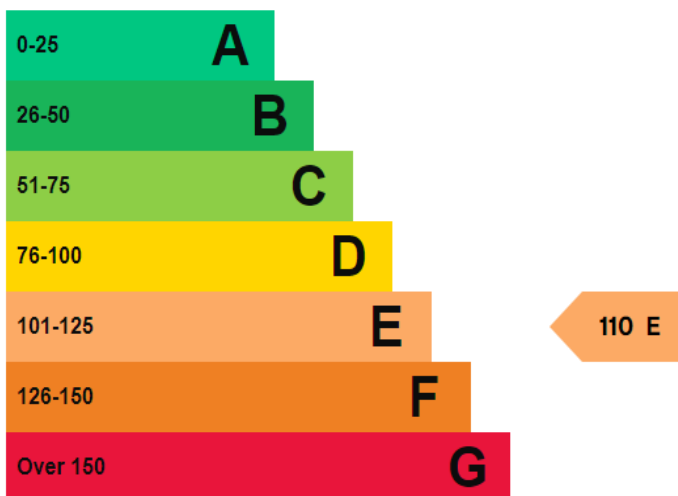
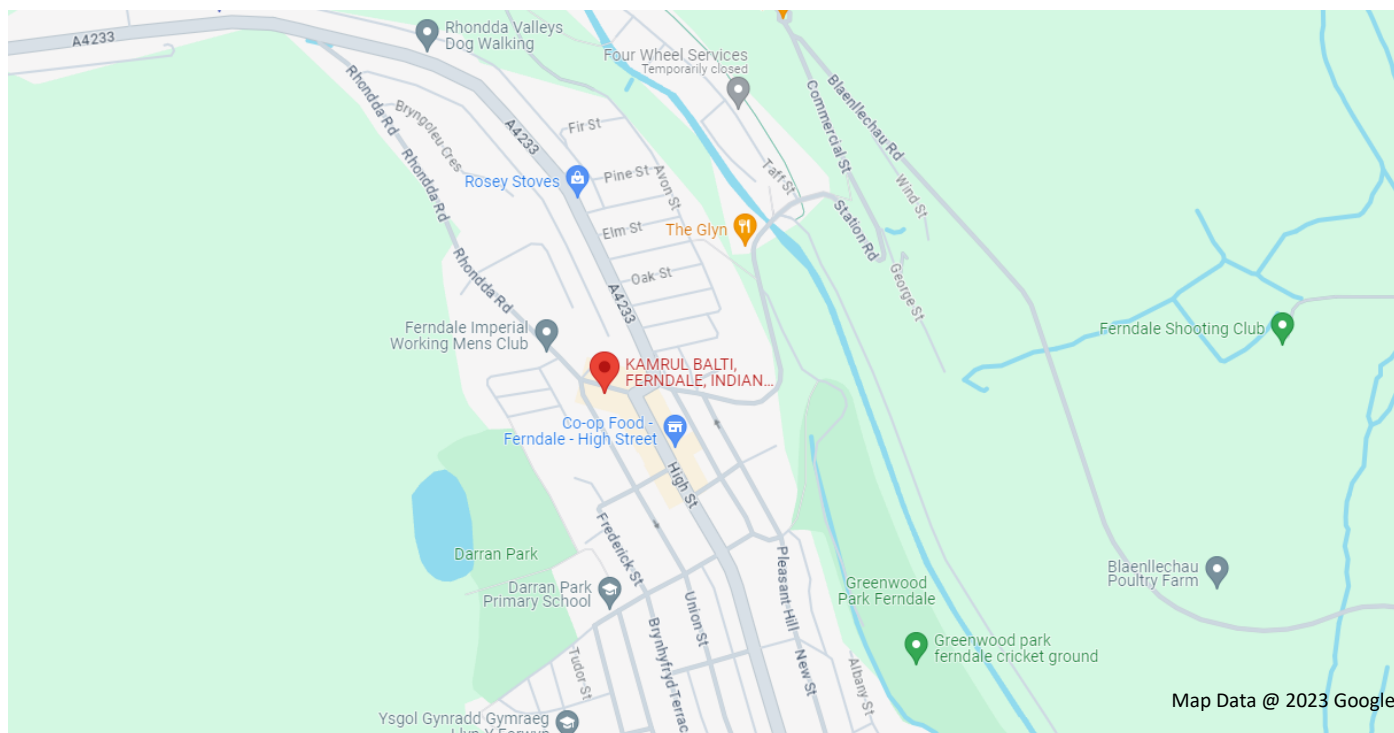
No Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Rhondda Cynon Taf County Borough Council

Rateable Value as at 01 April 2023:
£3,600



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

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

EPC Reference: 0260-0443-2059-3891-9002

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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