



Red Rose Indian Restaurant

46 Dunraven Street, Tonypanydy, Glamorgan, CF40 1AL

Leasehold £30,000

- Busy town centre location
- Character restaurant in former church
- Ground floor restaurant (100)
- First floor with nine bedrooms
- Would suit all restaurant offerings
- Furnished let

Ref: 94273

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SP Sidney
Phillips



LOCATION

The Red Rose Indian Restaurant is located in the busy town centre of Tonypandy and has been developed from a former church. It offers a character restaurant at ground floor level with comfortable seating for 100 customers. At first floor, there are nine bedrooms, only one being occupied by the current operator, with the others being let on short-term agreements.

TRADE AREAS

GROUND FLOOR: Front entrance leading into RESTAURANT of excellent size with stripped wood flooring and seating for 96 customers. Ornate SERVERY with marble worktop. LADIES' AND GENTLEMEN'S TOILETS. LAUNDRY ROOM. CATERING KITCHEN of excellent size with extraction hood, stainless steel clad walls, nonslip floor and a good selection of commercial cooking equipment. DRY STORE.

OWNERS ACCOMMODATION

Located at first floor and consisting of a LARGE DOUBLE BEDROOM including seating area. LARGE STOREROOM. LARGE PRIVATE LOUNGE/STORAGE AREA with its own stairway to ground floor. BATHROOM/SHOWER ROOM.

LETTING ACCOMMODATION

EIGHT BEDROOMS which are let on a short-term basis.

EXTERNAL

PRIVATE YARD to the rear of the property.

THE BUSINESS

The Red Rose currently trades as an Indian Restaurant six days a week from 17:30 until midnight. The business achieves sales in the region of £200,000 exclusive of VAT.

In addition to the restaurant business, the bedrooms are let on a private residential basis and produce a further income of approximately £3,000 per month which equates to £36,000 per annum.



LEASEHOLD £30,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

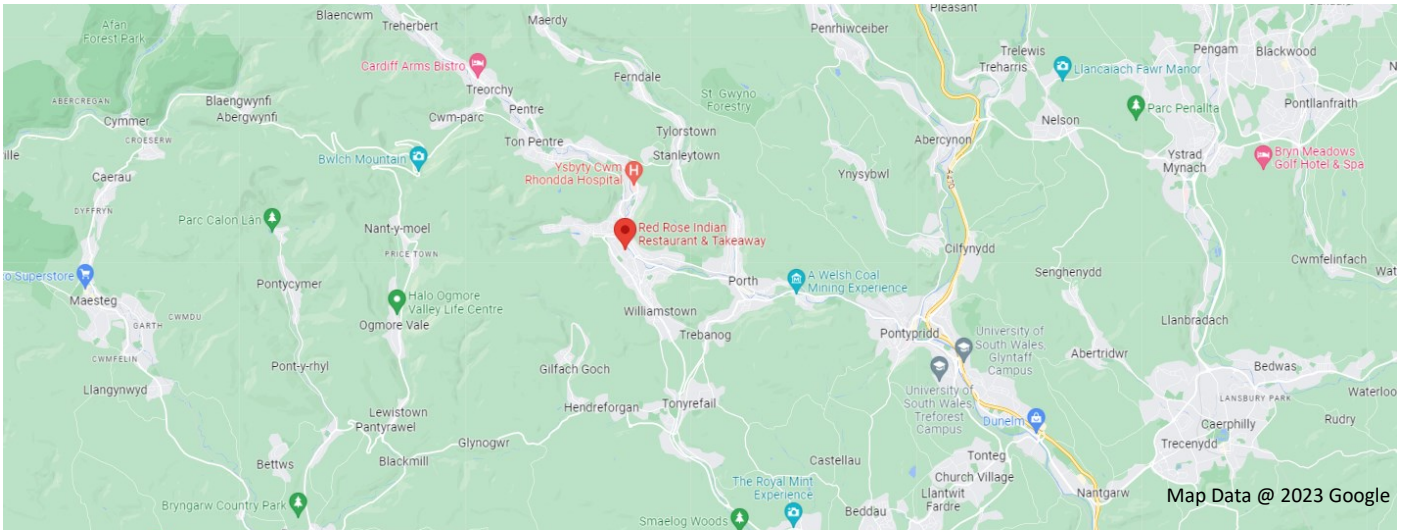
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

LICENCE

SERVICES

Local authority: Rhondda Cynon Taf County Borough Council.

Rateable value: £12,750 as at 01 April 2023.



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epc

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