



Sahara Grill House

29-30 Moor Street, Chepstow, Monmouthshire NP16 5DD

Leasehold £59,000

- Busy town centre location
- Lebanese themed restaurant & take away
- Ground & first floor dining areas
- One bedroom accommodation
- Sales circa £4,000 per week
- Scope to increase trade

Ref: 3002

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SP Sidney
Phillips



LOCATION

The renowned medieval town of Chepstow stands alongside the mouth of the River Wye, being a tributary of the Severn Estuary. It is renowned for its Norman Castle and is becoming ever more popular for commuters to nearby Cardiff, Newport and especially Bristol with the recent abolishment of tariffs to cross the Severn Bridge.

The Sahara Restaurant is located at the top end of town adjacent to the bus station. The premises are presented in very good order throughout offering a Lebanese themed restaurant. It currently offers two trading areas over ground and first floor level with private accommodation incorporated. The trading areas are appointed to a very good standard and will require little investment for several years.

TRADE AREAS

GROUND FLOOR

Front entrance leading to TRADING AREA with black and white checked tiled floor, partially exposed brick and wood panelled walls, dining chairs and tables for 28 customers. SERVERY counter.

SERVICE AREA towards KITCHEN with non-slip floor, partially stainless steel clad walls, extraction hood, good selection of commercial catering effects and equipment with steps up to WASH UP AREA and having serving hatch.

FIRST FLOOR

FURTHER RESTAURANT with stripped wood effect floor, Lebanese theme decoration throughout with tables and chairs for 30 customers. LADIES AND GENTLEMEN'S TOILET. FREEZER STORE.

OWNERS ACCOMMODATION

First Floor : DOUBLE BEDROOM AND OFFICE.

Second Floor: BATHROOM and OPEN PLAN STUDIO FLAT with ample room for double bed and seating area.

THE BUSINESS

The business currently operates as The Sahara Restaurant & Take Away offering Lebanese themed food. It currently operates between 4.00 pm and 10.00 pm Monday to Thursday and 11.00 am until 11.00 pm Friday to Sunday.

At present the business achieves sales in the region of £4,000 per week with a heavy influence from take aways which account for approximately 60% of the income.



TENURE & PRICE

LEASEHOLD £59,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The premises are held on a twelve year part repairing and insuring lease from a private landlord with the term beginning in 2019. The current rent is £1,250 per month. The rent to be reviewed every three years throughout the term.

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

Viewing strictly by appointment only.

LICENCE

A Premises Licence is held permitting the sale of alcohol between the hours of 11:00 and 23:00 seven days a week.

SERVICES

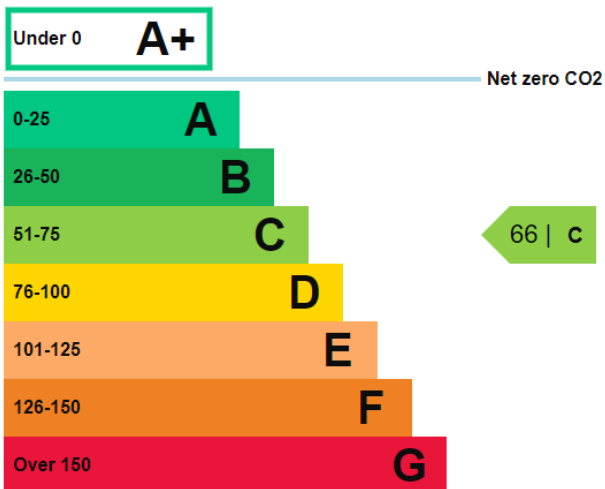
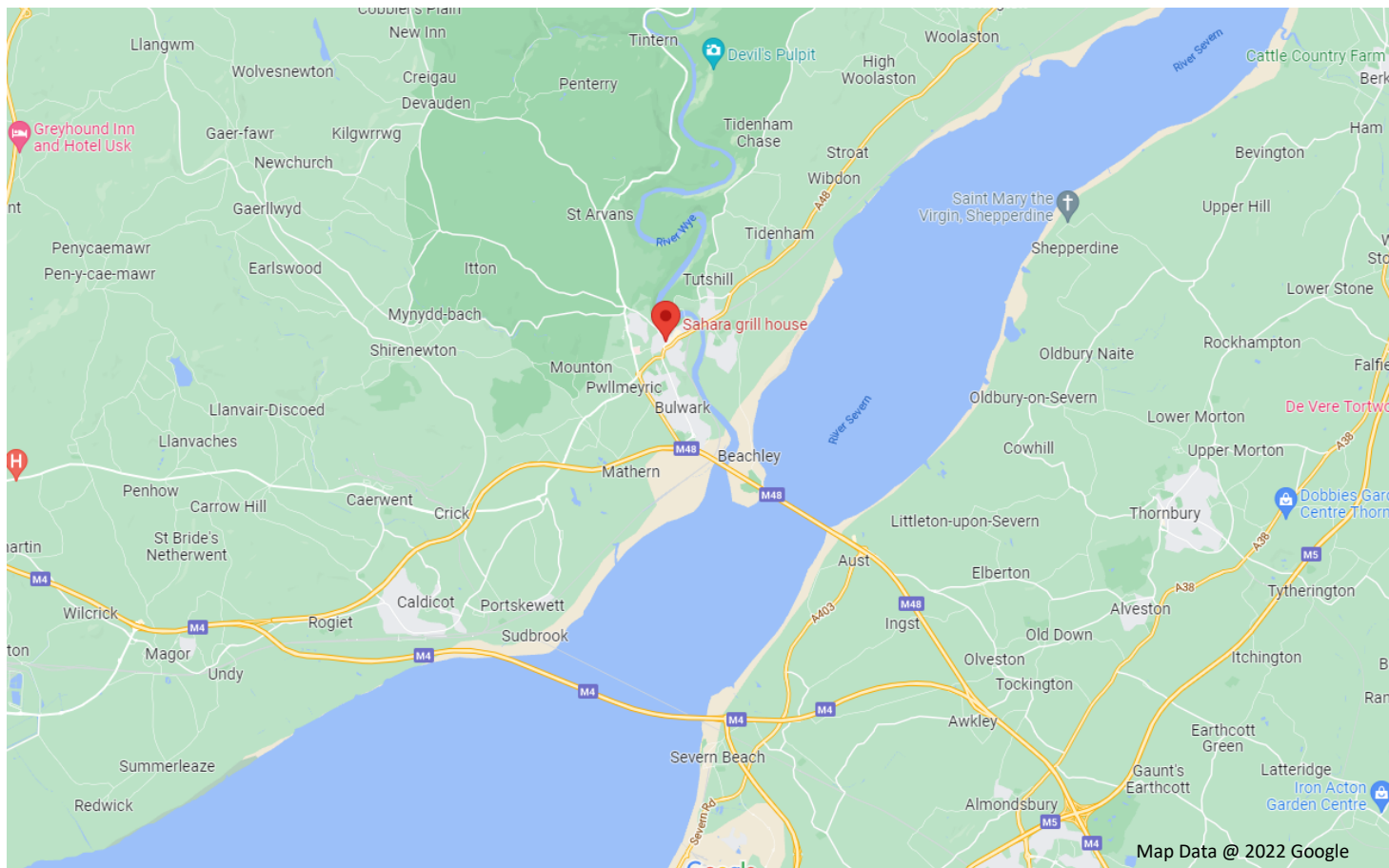
All mains services are connected.

LOCAL AUTHORITY

Monmouthshire County Council
County Hall
The Rhadyr
Usk NP15 1GA

Tel: 01633 644644

Rateable Value: £13,500



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