



Belvedere Italian Restaurant

85 Wrexham Road, Mold CH7 1HQ

Tenure: Freehold

Price: £190,000

Ref: 93611

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

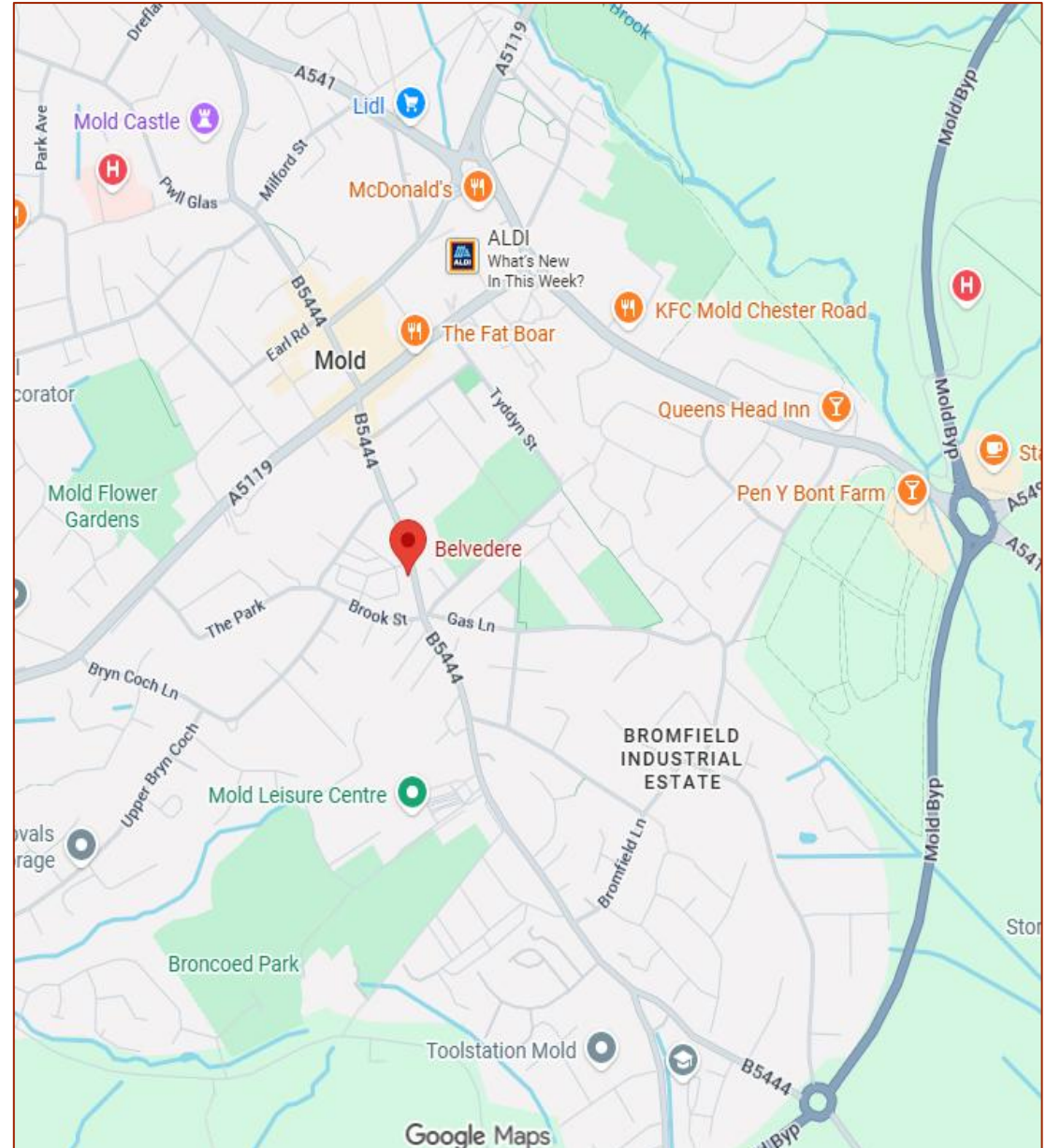
- Authentic Italian restaurant
- Town centre location
- Trade area (30)
- Fully-equipped kitchen
- Family run for 38 years
- May suit change of use (STPP)

Location

Belvedere Italian Restaurant sits on Wrexham Street in the Flintshire town of Mold. The town is located to the east of the Clwydian Range & Dee Valley AONB and is within easy reach of the North Wales coast. Mold has a population of approximately 10,000 and lies 13 miles east of Chester and 12 miles north of Wrexham. It has a number of notable tourist attractions including Loggerheads Country Park, Bailey Hill, Mold Castle and Moel Famau.

The town lies just off the A494 which links to Deeside and the A55 North Wales Expressway northbound and to Ruthin and Snowdonia southbound. The closest train stations are at Buckley (with services to Wrexham and Bidston) and Flint (with services to Cardiff, London and Manchester).

The property is a two-storey, mid-terrace building of brick construction under a pitched tile roof.



Trade Areas

Entrance vestibule leading to ground floor RESTAURANT, featuring authentic Italian décor with multiple murals, photos and memorabilia. The room has tile flooring, wood panelled walls and loose seating for 30. There is a two section BAR SERVERY with back bar and shelving and a SPIRIT ROOM.

To the rear of the trade area is the CATERING KITCHEN which is fully equipped and features tile flooring, multiple WASH and PREP AREAS, a good selection of catering equipment and appliances and a separate PANTRY. STAFF WC.

FIRST FLOOR:

LADIES' and GENTLEMEN'S WC.



Owners' Accommodation

Located at first floor and comprising:

DOUBLE BEDROOM and BATHROOM.

External

Small YARD to the rear of the building.





The Business

Belvedere Italian Restaurant is a much-loved and established business in Mold town centre which offers traditional Italian cuisine in an authentic and comfortable setting. The Belvedere has been established in Mold since 1987 and was the first Italian restaurant to open in the town. Our clients now wish to sell in order to retire.

Net sales are in the region of £40,000 per annum and full accounts can be made available to serious parties following a formal viewing. Our clients operate the restaurant as a lifestyle business, trading three days a week and nine months per year, hence there is the potential to increase sales by extending opening hours. More extensive marketing, taking advantage of the business's prominent town centre position, might also prove beneficial. Alternatively, the property may suit change of use, subject to the relevant planning permissions.



Tenure & Price

FREEHOLD £190,000 to include goodwill, 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.

Licences

A Premises Licence is held.

Current opening hours:

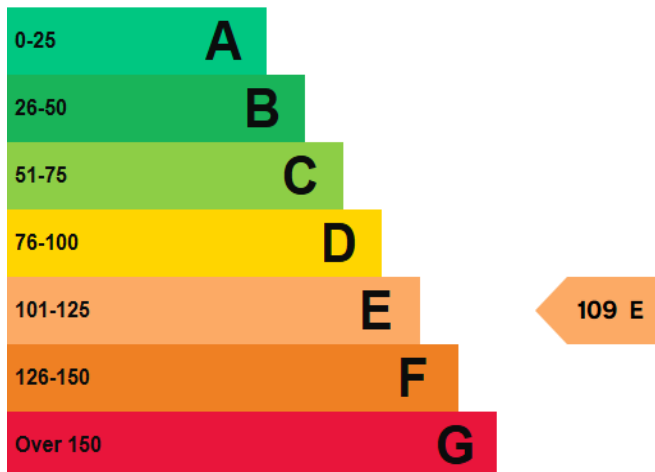
Thursday to Saturday: 17:00 – 20:00.

Services

All mains services are connected.

Rateable Value: £4,600. The business is subject to Small Business Rate Relief.

Local Authority: Flintshire County Council.





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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.