



Poco Poco

3 Elder Street, Bridgend, Vale of Glamorgan, CF31 1AF

Tenure: Leasehold

Price: £195,000

Ref: 93924

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Prominent town centre location
- Ultra successful lock-up Mediterranean restaurant
- Recently refurbished trading area (96)
- Excellent outside seating area (96)
- Sales in excess of £1,000,000 per annum
- High turnover and profit

Location

The town of Bridgend is located within the Vale of Glamorgan, South Wales approximately 20 miles west of Cardiff and 18 miles east of Swansea. It is the commercial and economic centre for the immediate area including the Valleys to the north being the Ogmore, Llynfi and Garw Valleys and the coastal areas to the south including Porthcawl incorporating the Glamorgan Heritage Coast. The town has a population approaching 60,000 and is home to a number of major employers. It also enjoys excellent road communication links being beside the M4 motorway linked to Cardiff, Bristol and London via the Great Western Railway Line and is only 16 miles west from Cardiff International Airport.

The Property

Poco Poco is a well-established and extremely profitable Mediterranean restaurant that has built an excellent reputation in Bridgend since its inception in 2007. It later moved to its current site on Elder Street which is in a nice, quiet tucked away position at the heart of the busy town centre. It offers excellent internal and external trade areas.



Trade Areas

The property provides character interconnecting trading area with 96 covers and servery, kitchens, toilets and ancillary space

External

Outside is space for a further 96 covers, greatly increasing the capacity of the business.

The Business

The business trades as a quality Mediterranean restaurant, developed by the current owner and now operates almost entirely under staff on a managed basis with the owner only providing minimal input on a daily basis.

The accounting information provided for the financial year ended 31st July 2024 provide evidence of turnover of £1,024,809 exclusive of VAT with a net profit of £233,790 prior to taxation.



Tenure & Price

LEASEHOLD £195,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Poco Poco is held on a part repairing and insuring lease from a private individual, for a term of ten years commencing July 2019. The lease is excluded from the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £45,000 per annum paid monthly in advance, subject to five yearly rent reviews. The lease is free of all trade ties. 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:

Monday to Wednesday:

Lunch: 12:00 – 14:00

Dinner: 18:00 – 21:00

Thursday:

Lunch: 12:00 – 14:30

Dinner: 18:00 – 21:00

Friday & Saturday:

Lunch: 12:00 – 14:30

Dinner: 18:00 – 22:00

Sunday:

Closed

Services

All mains services are connected.

Local Authority: Bridgend County Borough Council







Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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