



Riverbank Restaurant

1 High Street, Clydach, Swansea, West Glamorgan SA6 5LG

Tenure: Freehold

Price: £195,000

Ref: 94932

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

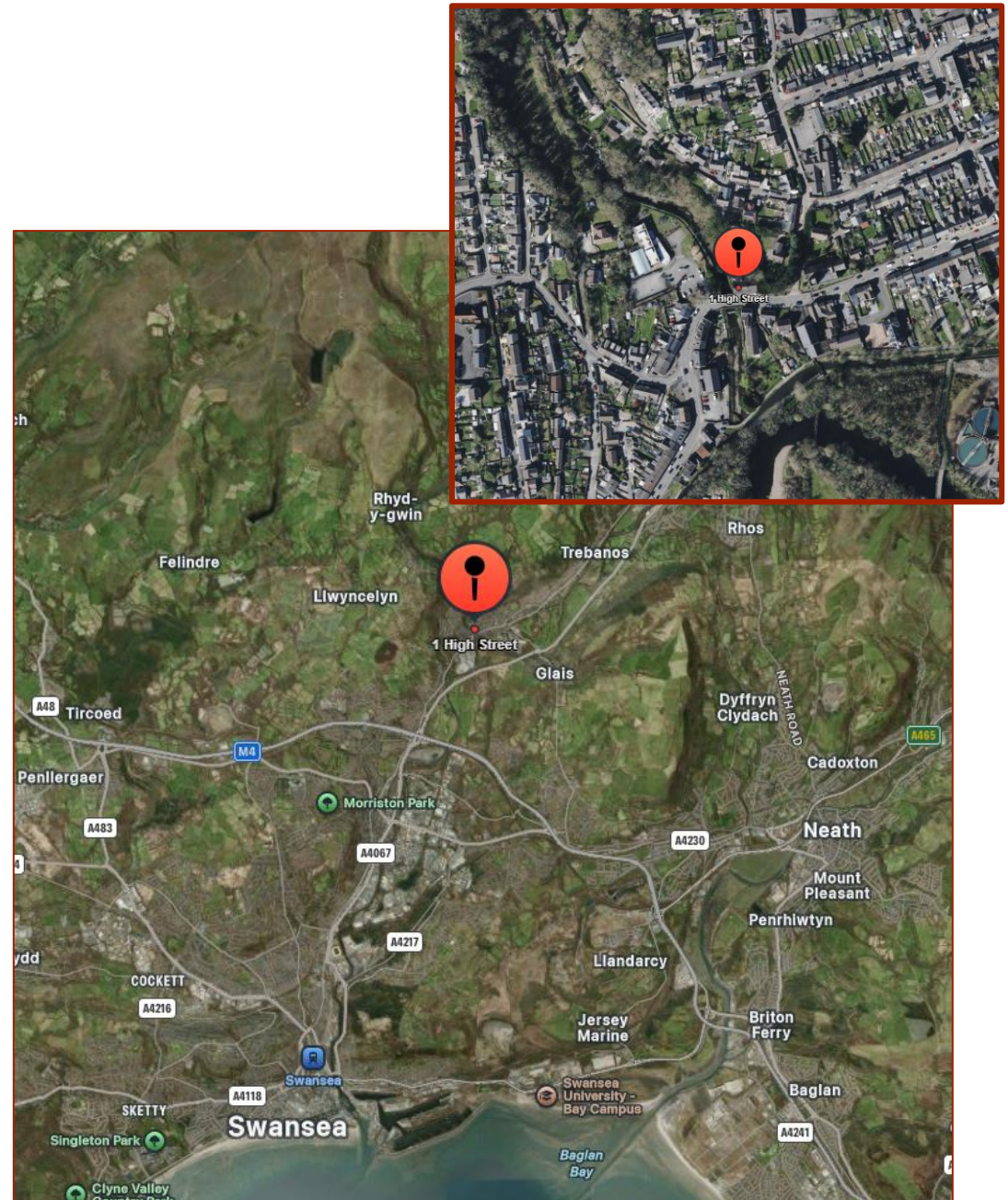
- Riverside Restaurant & Tapas Bar
- Busy High Street location
- Well appointed Restaurant (35)
- Riverside garden (30)
- Spacious 3 Bedroom Flat
- Established business with scope for growth

Location

Clydach is a sought-after residential village in the Swansea Valley, approximately one mile north of the M4 motorway and six miles from Swansea city centre. The village is also within 30 minutes' drive of the heart of Brecon Beacons National Park.

The Property

The Riverbank Restaurant & Tapas Bar has been developed from the former Lloyds Bank building, an impressive riverside property of stone and brick construction under a pitched slate roof. It offers accommodation over four floors and has the benefit of a riverside garden. The current business was developed by the owner in 2018 and has been successful, despite the Covid-19 Pandemic. The business currently offers a Mediterranean restaurant but would suit all styles of food and beverage operation.



Trade Areas

MAIN RESTAURANT, a comfortably furnished room with part stripped wood, tile and carpet floor. Seating for 35. SERVICE COUNTER with pizza oven to the rear. Galley style CATERING KITCHEN leading directly from the service counter. LADIES', GENTLEMEN'S & DISABLED TOILETS.

LOWER GROUND FLOOR : Old Chubb "bank vault" utilized as a STORE ROOM. Second CELLAR with storage.

Owners' Accommodation

FIRST FLOOR : KITCHEN having fitted units and tiled floor. Access to rear balcony. Spacious LOUNGE/DINING ROOM with double aspect and French doors to roof patio garden. BEDROOM 1 (double), BEDROOM 2 (double—currently utilized as an office). BATHROOM. Separate ground floor access from the front of the property leading directly to the flat, allowing it to be operated independently.

SECOND FLOOR : Large ROOM (SECONDARY LOUNGE or BEDROOM).

External

To the rear is a RIVERSIDE GARDEN with steps down from the main building to a tiered garden area having seating for about 36. Small disused garden area beyond.

The Business

The business currently operates as a Mediterranean restaurant and tapas bar to the local community and further afield into Swansea and the surrounding area. To suit the current operators needs they only trade on weekends, however a new operator could look to expand into lunch and weekday trade.





Tenure & Price

FREEHOLD £195,000 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 full Premises Licence is held for the supply of alcohol Monday to Sunday 12 noon to 11 pm and late night refreshment Monday to Sunday 12 noon to 11.30 pm.

Services

All mains services are connected.

Swansea City Council

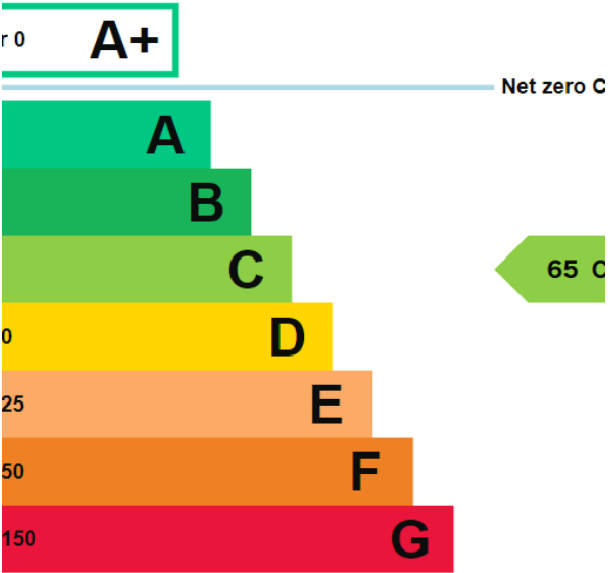
Business Rateable Value £9,100

Business Rates Payable : 24/25 annual charge £5,114.20 less SBR £2471.20

Less retail relief £1,057.20 = £1,585.80 payable (assuming eligible for retail relief scheme)

Private Accommodation Tax Band : 1B High Street “B”

Full Tax Charge £1601.37







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Business Mortgages

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