

**Cresci's Cafe 58 Heol Cae Gurwen
Gwaun Cae Gurwen
Ammanford
SA18 1HG**

Price £179,950



- **Cafe with 1st floor Accommodation**
- **Ground floor Commercial**
- **1st Floor 3 bed flat**
- **Large Car Park**
- **6 X Single Garages**
- **Further Rear Garages and Workop**
- **Established Business**
- **Ideal Investment Or Start-up**
- **Available Fully Equipped**

General Description

An established village cafe with separate 3 bed 1st floor accommodation inc large car park, 6 single garages further large garages and workshops to rear, kitchen, serving area, cold and dry stores, Large amount of equipment available with the business. Ideal for investment/New start up.



Cresci's Cafe 58 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford SA18 1HG

Property Description

An established village cafe with separate 3 bed 1st floor accommodation includes large car park, 6 single garages (let to local businesses) further large garages and workshops to rear, kitchen, serving area, cold and dry stores and toilet facilities. There is a large amount of equipment available with the business. Ideal for investment or new start-ups. Good location between Ammanford and Swansea. Flat currently let at £400 p.c.m

Residential Accommodation

Entrance Hall

Frosted double glazed door to side, stairwell

Kitchen (10' 2" x 9' 2") or (3.10m x 2.80m)

Double glazed window to side, range of base and wall units, tiled splash, integrated four ring stainless steel electric hob and oven, extractor fan

Hallway

Two double glazed window to side, radiator, loft access

Lounge (20' 1" x 13' 2") or (6.13m x 4.01m)

Two Double glazed windows to front, radiator

Bedroom (13' 0" x 11' 9") or (3.96m x 3.58m)

Double glazed window to side, airing cupboard housing domestic hot water tank

Bedroom 2 (11' 9" x 9' 0") or (3.58m x 2.74m)

Double glazed window to side, radiator

Bathroom

panelled bath with electric shower over ,low level w.c, panelled wash hand basin, radiator, tiled splash

Commercial

Main shop (19' 3" x 27' 3") or (5.88m x 8.31m)

Purpose built with 5.88 frontage and seating area to pavement. Includes a chiller, coffee machine, sink unit, slush maker, 16 pot freezer-ice cream, chiller 26 seated area.

Serving Area (12' 0" x 9' 10") or (3.66m x 3.0m)

Frosted double glazed window to side, two single glazed windows, wash hand basin, cctv, dish washer,

Kitchen (25' 7" x 14' 8") or (7.81m x 4.46m)

Double glazed window to side, Stainless steel sink unit, Base units, Large 5 ring gas range cooker, Wash hand basin, Double deep fryer, Bain Marie griddle with fryer, Wash hand Basin, Potato rumble, Toasty maker, Small grill.

Store Room

Dry Stores

Utility Store (12' 0" x 9' 10") or (3.66m x 3.00m)

Frosted double glazed window to side, single glazed window x2, wash hand basin, 3x fridge freezer.

EXTERNALLY

To side: Large car park with vehicle access to rear of the main property. Six terraced single garages.

External To Rear

Garage 1: 6.23m x 4.55m

Creamery: 4.92m x 5.25m

Currently used for ice cream preparation with power, Non slip floor , Creamer, Large stainless sink unit, Double fridge, Ice cream maker, Double doors, Pasteuriser, Upright freezer

Access to kitchen and refrigeration room and toilets

Further access to side which includes entrance to the flat

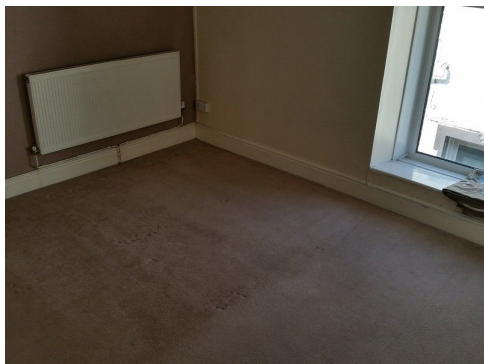
Garage 2 (13' 1" x 17' 3") or (3.99m x 5.25m)

Stamp Duty

Stamp Duty Payable £1800 @ £215,000.

Directions

From our Pontardawe office take a right onto Tawe Terrace, take a left onto Holly Street and follow the road around to the right. At traffic lights continue straight ahead onto James Street, follow the road along through Rhydyfro and into Cwmgors, continue through the village into Gwaun Cae Gurwen where the property can be found on the right hand side.



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