

— REID & ROBERTS —

INDEPENDENT ESTATE AGENTS



28 Daniel Owen

, Mold, CH7 1AP

O.I.R.O £34,950



** BUSINESS FOR SALE ** IDEAL TOWN CENTRE POSITION ** EQUIPMENT INCLUDED ** PARKING PERMIT AVAILABLE **

Reid and Roberts Estate and Letting Agents are please to offer For Sale the ever popular 'Tasters Delicatessen' located in the popular and convenient Daniel Owen Precinct in the centre of Mold. Specialising in a wide range of both fresh and ambient food supplies to takeaway including hot and cold sandwiches, jacket potatoes, salad bar, pasties, sausage rolls, cakes, jams and much more. There is also some space outside for seating.

This successful business has been established for 16 years and has a current annual turnover of between £90,000 and £100,000 (potential for much more due to current reduced opening hours). Over that period of time the owners have built an excellent reputation not only locally but also further afield with the regular visitors to this delightful Market Town. Only For Sale as the owner moves towards retirement.

Mold is proud to be the home of the largest and best remaining street market in North Wales and is held high esteem by traders and shoppers alike, for the range of goods available alongside its warm traditional Welsh



Main Shop Floor 27'0" x 14'4" (8.23 x 4.38)

Excellent floor space with ample room for display fridges/units and preparation area. A door at the rear leads to an additional storage area with shelving, stairs leading to the upper floor and fire exit.

First Floor 17'9" x 14'4" (5.40 x 4.37)

Formally used as a prep kitchen now used as storage, this area has power and water supply and is a great additional space. The toilet facilities are located on the first floor along with a separate washroom and an office.

Office 14'4" x 8'7" (4.37 x 2.62)

Included In Sale

A wide range of equipment is to be left including:

- Shelving Units
- Chest Freezers
- Scales
- Chopping Boards and Utensils
- Counters
- Till
- Dairy and Drinks Fridges
- Meat Slicer
- Salad Bar
- Display Fridges
- Dishwasher
- Small Coffee Machine
- Table Furniture

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

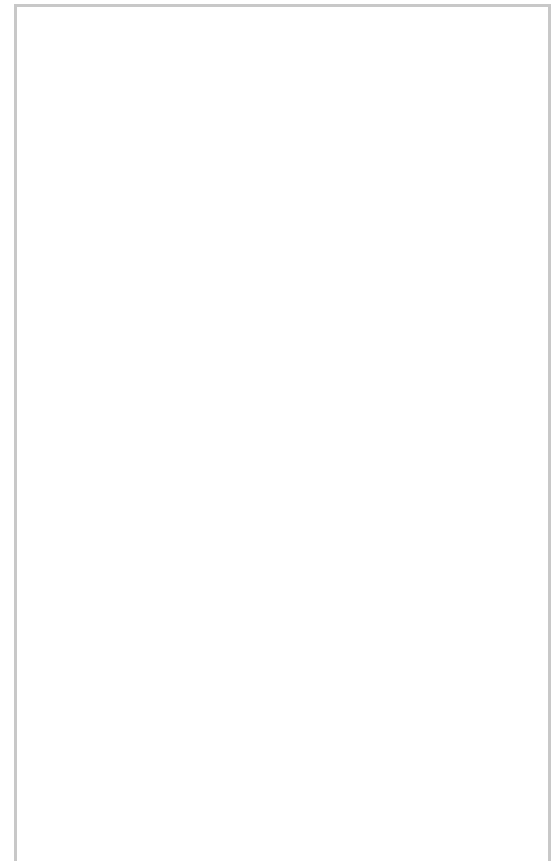
Opening Hours

Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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