IESTYN LEYSHON
FRICS



Business Opportunity Cafe, Restaurant & Residential property

Red Kite Cafe & Restaurant Llywernog

Aberystwyth, Ceredigion. SY23 3AB

OFFERS IN EXCESS OF:£295,000

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Red Kite Cafe & Restaurant, Llywernog, Aberystwyth, SY23 3AB

An attractive lifestyle and business opportunity in the heart of the Cambrian Mountains

An excellent opportunity to acquire a well-known roadside café and restaurant business, together with a substantial adjoining residential property currently undergoing renovation works, set amidst the beautiful countryside of Mid Wales.

The residential property offers considerable potential for owner occupation, additional letting accommodation or further business use, subject to the necessary consents, presenting an appealing opportunity for purchasers seeking to combine home and business in an attractive rural setting.

Occupying a highly visible frontage position adjoining the main A44 trunk road, one of the principal routes between Aberystwyth and the Midlands, the property benefits from regular passing trade and substantial customer parking suitable for cars, larger vehicles, motorhomes, coaches and commercial vehicles.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA 01970 626585 hello@iestynleyshon.com www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The established Red Kite Café is offered as a fully equipped and furnished hospitality premises, including a commercial kitchen and associated catering equipment, enabling an incoming purchaser to recommence trading with minimal delay.

Together with the adjoining residential cottage, the property presents a distinctive and versatile lifestyle opportunity, with considerable scope for an incoming purchaser to develop and personalise both the residential accommodation and commercial offering to suit their own aspirations.

LOCATION

The property is situated within the rural hamlet of Llywernog, approximately one mile from the village of Ponterwyd, which provides everyday amenities including a petrol filling station with village shop and primary school.

The surrounding area is renowned for its natural beauty, dramatic landscapes and outdoor recreational opportunities. The Cambrian Mountains provide an attractive setting for walking, cycling, mountain biking and exploring the countryside, while the wider region offers a wealth of visitor attractions and destinations.

The university town and seaside resort of Aberystwyth lies approximately ten miles away and provides a comprehensive range of shopping, educational, leisure and transport facilities.

MAIN RESIDENCE

Attached to the business premises is a substantial residential cottage currently undergoing an extensive programme of renovation and improvement works.

The property has an interesting local heritage, with the cottage being a former Miner's inn, which served the surrounding rural and mining communities. The café itself incorporates part of the stables, adding character and historical interest to this distinctive property.

Renovation works have progressed to first-fix stage, including the installation of new ground and first floors, damp-proofing works, replacement windows, internal stud partitions and first-fix electrical installations.

The remaining works include the installation of external doors, completion of internal wall finishes, second-fix electrical works, plumbing and heating installations, kitchen and bathroom fittings and associated finishing works.

The accommodation offers generous internal space across two floors, with the first-floor area providing considerable flexibility for the creation of bedroom accommodation.

Once completed, the cottage could provide an attractive private residence alongside the café business, holiday letting accommodation, staff accommodation or potentially further commercial use, subject to the necessary consents.

GROUNDFLOOR

Entrance Door leading to Open plan Hall with access to first floor and open to:
Lounge6.35m x 2.79m

With window to front. Work has commenced with the construction of timber stud walls.

FIRST FLOOR

With half landing with door to:
Bathroom 2.62m x 2.10m
Open plan first floor area7.67m x 6.51m

Configured as 3 bedrooms (one en-suite) and with windows to front and rear.

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CAFE
The covered veranda porch providing external seating area for 30 covers, double doors leading to:

Restaurant 10.34 m x 4.04m
Providing some 22 covers, 2 double panel radiators, windows to front. Serving counter and items of equipment in this area to be included FRACINO 2 port coffee machine, Lincat water boiler, stainless steel hand wash basin, till. All furniture. Speakers. Wifi. CCTV cameras.

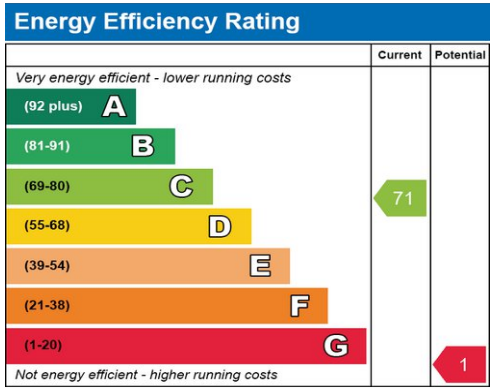
Additional Dining Area4.29m x 4.12m
With window to front and side, providing another 16 covers, double panel radiator.

Rear Dining Room 8.77m x 3.92m
With 4 panel radiator, external door, windows rear and side with a further 10 covers and soft seating area.

Staff Toilet facilities
With wash hand basin, low flush WC.

Dry Store
With upright freezers, chest freezer, racking.

Wash-up room4.23m x 2.13m





Kitchen 8.20m x 3.18m
With door to outside, 2 windows to rear, tile floor, single drainer stainless steel sink, stainless steel preparation tops, equipment to include "Apolo" Bambari 11 pots or can be configured differently, hot plates "Falcon" hot girdle LPG fired, "Falcon" double deep fat fryer, "Buffalo" panini grill, "Falcon" electric grill, "Falcon" deep fat fryer and other deep fat fryer, "Lincat" 6 burner double oven, extractor canopy above with gas interlock, tall double larder fridge, panasonic microwaves and other equipment. Opening leading to:

Utility area
With plumbing for automatic washing machine, Baxi wall mounted LPG fired boiler for hot water and central heating. Hand wash sink.

Wall mounted IT rack with camera recording equipment, Ubiquiti switch and Dream router for WIFI and network. Music player & amplifier.



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