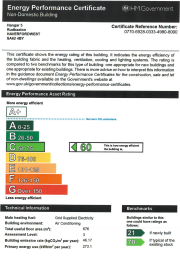




**Hangar 5 Trampoline Park,
Fishguard Road,
Haverfordwest SA62 4BY**
Offers in the region of £295,000



**Fully Fitted Leisure Facility
Trampoline Park And Soft Play
Successful And Profitable Business
Centrally Located In Holiday Area**



DC/RO/058229/110419

DESCRIPTION

Well established leisure facility on the northern outskirts of Haverfordwest, trading as "Hangar Five" and comprising a fully fitted trampoline park and soft play area. The facility also includes the 'Hang 5 Cafe' with commercial kitchen and seating areas at two levels. Adjacent to the lower level seating area is a locker room as well as male and female WC facilities with baby changing and offices with staff room. Externally is a large parking area which our clients confirm can hold up to 100 cars.

LOCATION

Haverfordwest is the county town of Pembrokeshire and is geographically located centrally within the county and is the main administrative and retail centre for the area. It is the main town from which roads radiate outward towards the coastal areas. It serves not only the local population but also the busy holiday trade, especially around school holidays.

ACCOMMODATION

The premises are accommodated in a modern, light industrial type unit with a steel portal frame providing clear internal floor space and extends to approximately 12,688 sq ft (1,179.18 sq m) which has been fully fitted for its leisure use.

TENURE

The premises are held on a lease for a term of 15 yrs from May 2015 on full repairing and insuring terms.

RENT

The currently £35,500 pa payable monthly.

FIXTURES & FITTINGS

The sale of the business is to include all fixtures, fittings and equipment with any stock to be at trade price at the date of the sale.

ACCOUNTS

Accounts for what is a profitable well established business can be made available to genuinely interested parties who have at minimum carried out a full viewing of the premises.

RATES

Our client informs us that the ratable value of the premises is £34,250 which would make the rates payable for whole of the

2019/2020 financial year approximately £19,750.

AVAILABILITY

Immediately upon completion of legal formalities.

VIEWING ARRANGEMENTS

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email on dc@johnfrancis.co.uk.

OUR OFFICE HOURS

Monday to Friday 9am to 5.30pm.

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the county town of Haverfordwest, head north on the A40 trunk road and after passing the airport and the right hand side, turn immediately right and the premises will be found adjacent to the side of the road.