



## Aberystwyth

£625,000

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A successful, family run sandwich bar with over 30 years of remarkable quality and reputation in the heart of Aberystwyth. The current owners have worked tirelessly to build a prominent and respected brand. 'Spartacus' is being sold as a going concern and will include all fixtures and fittings and branding. There is accommodation above which would be ideal as owner / manager accommodation or as a secondary income if rented out. It is unusual that such an established business is made available for sale whilst still prosperous. Stock will be valued at the time of completion and is in addition to the asking price.

- SANDWICH BAR & ACCOMMODATION
- A SUCCESSFUL GOING CONCERN
- TRADING FOR 30 YEARS
- RESIDENTIAL PROPERTY ABOVE
- ALL EQUIPMENT, FIXTURES & FITTINGS INCLUDED
- AN ESTABLISHED AND RESPECTED BRAND
- A FANTASTIC REPUTATION LOCALLY

Cambrian Chambers  
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Ceredigion  
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Call 01970 636000 to arrange a viewing



## SPARTACUS

Spartacus began over 30 years ago when the owners set out to build a sandwich company that would change the way the people of Aberystwyth would see take away food. Their ethos of providing top quality, consistent and homemade food has earnt them a legion of loyal customers. The sandwich bar itself is beautifully presented with a light, modern but welcoming aesthetic. There is currently space for only a handful of covers as this business is primarily a take away and the go-to lunch destination for locals.

## A MESSAGE FROM THE OWNERS

We asked the present owners of Spartacus, Mr & Mrs B, to tell us in their words about their journey and why they are selling, here's what they told us..... "My husband and I started our sandwich business Spartacus 30 years ago. We had a desire to own our own business and to be our own boss. Our initial aim was to make enough money to be able to afford to take our children, aged 3 and 5 on holiday. It did not take long however, for us to realise we had created a business that would not only be able to take our children away, but to be able to secure their future too.

Our sandwich sales increased every week and Spartacus soon developed a reputation for quality and freshness. We have worked hard to maintain this reputation and we are very proud to say this is how our products and our brand are seen in and around Aberystwyth to this day. This is we believe, why we have survived and prospered, even in the face of competition from multi nationals.

However, after 30 years of passion and pride in our business we have decided to slow down and enjoy our now grown up children and our grandchildren. We have seen our business grow over the past 30 years and the time has come to hand the reigns over to somebody else. No more children to take on holiday anymore, just ourselves"

## LOCATION

Spartacus is located on Terrace Road, one of the business roads in Aberystwyth town center. Terrace Road has become the natural thoroughfare for pedestrians coming to or from the newly developed retail areas comprising of, amongst others, Marks and Spencer, Tesco and Matalan. Terrace Road is a popular route from the towns various car parks, on foot, to the beach and promenade, being less than 5 minutes walk from dipping your toes in the sea. Spartacus is renowned by locals as the perfect stop for a baguette, pannini or salad along with a delicious chocolate brownie and a cold drink, retail workers along with office employees make up some of the regulars custom.

Aberystwyth is an established university and market town and is considered a more cosmopolitan part of West Wales. As an already popular tourist destination with its gorgeous beaches and relatively unspoilt landscapes, this beautiful town expects to see visitor numbers soar as recent events drive people to 'Staycations' rather than trips abroad.





## FIXTURES AND FITTINGS

The emphasis on top quality ingredients is echoed in the fixtures and fittings. For example, the 'La Spaziale S5' traditional espresso machine, the 'Ifa Cubika' custom designed counter, the hand painted Roman soldier murals on the walls and the bespoke panini preparation area at the rear of the ground floor to name just a few. A detailed inventory of fixtures and fittings included in the sale of the business are available from Alexanders.

## KEEPING IT LOCAL

Spartacus is totally committed to using as many locally produced ingredients as they can.

Their eggs come from Birchgrove in Trawscoed, which is an award winning free range egg producing farm, where the hens are permitted freedom to roam. Their ham comes from Ceredigion some of which is actually selected by the local butcher Rob Rattray Chalybeat St Aberystwyth. They use two Welsh cheeses. An organic award winning Caerphilli welsh cheese 'CAWS CENARTH', and Snowdonia mountain cheddar.

In addition, they have started using chutneys and cranberry sauce from Symlog foods, which is a young local company producing the finest chutneys and sauces.

## MAIN KITCHEN / PREP AREA

22' 6" x 9' 3" (6.87m x 2.84m)





## THE RESIDENTIAL SPACE

### FIRST FLOOR

#### SHOWER ROOM

10' 11" x 4' 8" (3.34m x 1.43m) Window to side. Shower cubicle, hand wash basin and low flush WC.

#### SEPERATE WC

Window to side. Low flush. Hand wash basin.

#### OFFICE

14' 9" x 8' 7" (4.52m x 2.63m) Currently utilised as an office. Bay window to front. Picture rails. Fully carpeted.

#### LOUNGE

14' 11" x 12' 10" (4.57m x 3.93m) Bay window to front. Currently used as storage area.

#### KITCHEN

14' 9" x 11' 5" (4.52m x 3.48m) Window overlooking the rear. Worktop and cupboards. Built in storage.

### SECOND FLOOR

#### BEDROOM ONE

14' 11" x 12' 11" (4.56m x 3.95m) Double room with bay window to front. Built in storage.

#### BEDROOM TWO

13' 8" x 12' 3" (4.17m x 3.75m) L shaped double room. Window to rear. Built in storage with shelving.

### BEDROOM THREE

13' 11" x 8' 6" (4.25m x 2.61m) Double room with bay window to front.

### THIRD FLOOR

#### LARGE ATTIC ROOM/STUDIO

23' 10" x 17' 10" (7.28m x 5.46m) A fantastic spacious room. TV point. Electric point. Door to storage cupboard. Window to rear.

### IMPORTANT INFORMATION

#### MONEY LAUNDERING REGULATIONS 2021 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

### VIEWINGS

STRICTLY VIA ALEXANDERS. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information.

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Plan produced using PlanUp.

#### Local Authority

Ceredigion County Council

#### Council Tax Band

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#### Energy Efficiency Rating

TBC

#### Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

#### Alexanders Residential Sales

Cambrian Chambers  
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#### Opening Hours

Monday - Friday: 9am - 6pm  
Saturday: 9am - 5.30pm  
Sunday: 11am - 4pm

#### Contact Us

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