



**Braseria El Prado, High Street**  
Laleston, Bridgend, CF32 0LD





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**£950,000** Freehold

Watts & Morgan are pleased to offer For Sale Braseria El Prado, long established and hugely successful Restaurant business being made available fully fitted out and as a going concern due to retirement.

It is envisaged that the property and business will be sold as a transfer of an asset as a going concern (TOGC).

Consideration will also be given to a sale of the business and a letting of the property. Details on application.

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- Bridgend Town Centre 2.8 miles
  - M4 (J36) 4.0 miles
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**Your local office: Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)







## LOCATION

The property is situated in a prominent and convenient location fronting High Street the main vehicular thoroughfare running through the popular village of Laleston, Nr. Bridgend. The property is well located to draw on a large catchment population lying roughly mid-way between the towns of Bridgend and Porthcawl both lying within approximately 4 miles.

## DESCRIPTION

The property briefly comprises of an immaculately presented 2 storey property of charm and character that provides for an L-shaped Restaurant on ground floor together with first floor ancillary space/living accommodation, as required.

The ground floor Restaurant is fully air conditioned and fitted out in a Brasserie style with key features including attractive "wrap around" bar and food display cabinets and open plan kitchen that is well configured to serve the 102 covers.

## ACCOMMODATION

### GROUND FLOOR

Restaurant & Bar  
Open Plan Kitchen  
Prep/Storage & Cellar

### FIRST FLOOR

Ladies & Gents WC's  
Office/Anc/Living Accommodation.

### EXTERNAL

The property has the benefit of a large tarmac surfaced car park.





## VIEWING

Strictly by appointment only through  
Sole marketing agents:

**Merrs Watts and Morgan**

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.wales](mailto:commercial@wattsandmorgan.wales)

### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

### Cowbridge

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E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

Please ask for Dyfed Miles or Kate Harris

### Penarth

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[wattsandmorgan.wales](http://wattsandmorgan.wales)

## THE BUSINESS

This highly successful and regionally renowned restaurant business has been trading since 1994 and the Brasserie style of dining where customers choose for themselves fresh meat and fish options from the display cabinets is as popular now as it was on opening.

The business trading is profitable and accounts can be made available to seriously interested parties.

The business is For Sale as a going concern and will include the freehold premises, fixtures and fittings, fit-out and business goodwill. It is envisaged that the business will be sold as a transfer of an asset as a Going Concern (TOGC).

## SALE PRICE

£950,000 Plus stock at valuation.

## LEASEHOLD OPTION

Consideration will be given to a sale of the business and a letting of the property with an Option to Buy.

## EPC

Pending.

