



Profitable Freehold Café and Takeaway Ref. 2666
6 Cupar Road, Pitscottie, Cupar, Fife KY15 5TB

This is a rare opportunity to acquire a spacious very well established profitable freehold café and takeaway with full class 3 hot food consent.

Located at the crossroads in Pitscottie which is the centre of a large number of villages close to Cupar and St Andrews in Fife.

Well maintained 76m² (802sqft) premises with 16 covers inside and ample room for plenty outside this is an ideal owner managed business with customer parking for 8 cars.

Business, freehold property, fixtures and fittings for sale at offers over £149,000 plus stock at valuation.

VIEWING IS HIGHLY RECOMMENDED

However is strictly by appointment through The Business Sales Agency. No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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www.businesssalesagency.com

The Business Sales Agency, 70 West Regent Street, Glasgow, G2 2QZ

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6 Cupar Road, Pitscottie, Cupar, Fife KY15 5TB
Ref. 2666

Type of business:

This is a rare opportunity to acquire a spacious well decorated and equipped profitable café and takeaway with full hot food consent and ample customer parking. Viewing is highly recommended.

Pitscottie is a busy village 3 miles east of Cupar and 6 miles west of St Andrews. It is at the crossroads of the local community and attracts local customers as well as those from the surrounding villages, tradesmen working in the area, local farmers and numerous cyclists.

As well as sit in and takeaway trade the café also does outside catering for several large organizations in the area.

With its fresh traditional décor and child friendly layout it is ideally suited to both daytime and evening trade.

The premises have full class 3 hot food consent and a good sized kitchen so could cater to a wide range of food offerings and takeaway/delivery trade.

The unit offers an attractive environment with seating for 16 covers inside and ample room for plenty of seats outside.

Financial Information:

Annual net sales of £140,000 with low overheads make this a profitable and easily run business.

All equipment, except the coffee machine which is rented and the Coca Cola drinks fridge which is on free loan, is owned outright and included in the sale price.

Opening hours:

7am - 4pm Monday - Saturday, 8am - 4pm Sunday.

Premises:

The premises are all the ground floor with a spacious open plan seating and serving area, disabled access toilet, large kitchen, dry good store, store room and ample additional storage.

The building benefits from a large private customer car park that takes 8 cars.

Tenure:

Freehold. Rateable value £4,150 so no rates are payable.

Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

