



The Rumblin' Tum Café & Takeaway Ref. 2566
87 Chalmers Street, Ardrishaig, Lochgilphead, PA30 8DX

**This is an excellent highly regarded and profitable freehold café
on the main road in Ardrishaig by Lochgilphead**

**Located on the main trunk route from Glasgow down the Kintyre
peninsula to Campbeltown this café experiences great passing trade
and superb repeat local custom**

Annual net sales £183,879

79m² (834sqft) freehold property in excellent condition throughout

**Freehold property, business, fixtures and fittings for sale
at offers over £87,500 plus stock at valuation**

VIEWINGS

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.**

The Rumblin' Tum Café & Takeaway

87 Chalmers Street, Ardrishaig, PA30 8DX

Ref. 2566

Type of business:

This is a superb opportunity to acquire this bright and beautifully decorated cafe with seating for 26 customers together with a busy takeaway trade.

In Ardrishaig on the main road just outside Lochgilphead which links Glasgow to Campbeltown and opposite a large public car park the café is popular with locals and tourists alike. It has excellent Trip Advisors reviews scoring 4.5 out of 5 which attracts future visitors.

The café has full class 3 hot food consent and offers a popular and attractive environment for customers.

The café still has excellent growth potential both through takeaway sales, sit-in trade, later evening opening and the development of outside catering.

Financial information:

Net sales for the year ended 31 August 2016 were £183,879 with good gross profit margins. The sale price includes the freehold property, all equipment, fixtures and fittings.

Further financial information can be made available to serious interested parties after viewing.

Staff:

The business is run by the owner with 8 part time staff.

Opening hours:

8am - 3pm Monday to Saturday, 9am-3pm Sunday

Premises:

These main road premises are located on Chalmers Street, which is the primary route from Glasgow to Campbeltown.

Mainly open plan the unit is 79m² (834sqft) and comprises a front seating and serving area together with commercial kitchen, store, ladies and gents toilets. With ample parking in the public car park across the road, this highly visible site benefits from loyal repeat local custom and great passing trade.

Tenure:

Freehold. Rateable value £3,800 so the business would qualify for 100% small business rates relief.

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.

