



## Popular Kilmacolm Coffee Shop Ref. 2546

12 St James Terrace, Lochwinnoch Road, Kilmacolm, PA13 4HB

This is a superb opportunity to acquire this local institution with great main road premises at the centre of the affluent town of Kilmacolm

A profitable well established coffee shop, beautifully fitted and equipped with seating for over 30 customers.

This spacious 106m<sup>2</sup> (1120sqft) business has a loyal regular clientele and good passing trade

Net weekly sales of £4,000 - £4,500

Business, leasehold interest, fixtures & fittings for sale at offers over £90,000 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.

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Ref. 2546

### Type of business:

This is a superb opportunity to acquire a successful modern Kilmacolm coffee shop with seating for over 30 customers.

The café offers a popular and attractive environment for customers and benefits from an alcohol license so has the potential for further evening opening.

Specialising in great coffee together with organic bread and healthy sandwich fillings, salads and soups this business is an easily managed operation ideally suited to an owner manager or couple with limited staff.

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 average around £4,000 - £4,500 per week with excellent gross profit margins. The sale price includes all equipment, fixtures and fittings. Further financial information can be made available to serious interested parties after viewing.

### Staff:

The business is run fully staffed with 3 full-time and 10 part-time staff.

### Opening hours:

8am - 8pm 7 days (10pm Thursday & Friday).

### Premises:

The premises are a bright highly visible main road unit located on Lochwinnoch Road close to its junction with Bridge of Weir Road in the heart of the affluent town of Kilmacolm to the west of Glasgow.

At 106m<sup>2</sup> (1,120sqft) the unit is mainly open plan with spacious serving and seating areas together with an office, kitchen/prep room, ladies and gents toilets. Ample free on street parking.

### Tenure:

Leasehold. Rent £25,000 per annum. Current lease runs until January 2025. 2017 Rateable value £15,000. The property would qualify for 100% small business rates relief.

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