



Popular Bridge of Weir Café Deli Ref. 2578

1 Neva Place, Main Street, Bridge of Weir, PA11 3PN

Popular high quality licensed café and deli in attractive main road premises in the centre of the affluent town of Bridge of Weir

Beautifully fitted and equipped this spacious café is a local institution with loyal regular clientele and excellent passing trade

Turnover growing year on year and net sales in 2017 were £268,000

50 covers inside plus 20 outside make this a flexible catering business with further growth potential

Business, leasehold interest, fixtures & fittings for sale at offers over £150,000 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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Type of business:

This is an excellent opportunity to acquire a profitable modern licensed café and deli with bright spacious premises and full class 3 hot food consent.

The café offers a popular and attractive environment for customers daytime and private evening functions.

Specialising in great coffee together with freshly made sandwiches, home baked cakes, an extensive breakfast and lunch menu, soups and light meals this business is an easily managed operation ideally suited to an owner manager with additional staff.

The café has seen sales grow steadily since it opened and still has excellent growth potential both through evening opening, takeaway sales, sit-in trade and the development of outside catering.

Financial information:

Sales are growing year on year and net sales in 2017 were over £268,000.

The sale price includes all equipment, fixtures and fittings. Full financial information can be made available to serious interested parties after viewing.

Opening hours:

The standard opening hours are 9am - 5pm Monday - Saturday, 10am - 4pm Sunday. Potential for further development of evening opening. Licensed to sell alcohol until 12 midnight 7 days a week.

Premises:

The premises are a bright highly visible double fronted unit located on the main road in the affluent town of Bridge of Weir to the west of Glasgow.

Extending to 163m² (1,721sqft) the unit is mainly open plan with spacious serving and seating areas inside together with sunny outdoor seating on the cobbled south facing terrace at the front of the shop.

To the side of the shop there is a commercial kitchen. The property also has ladies, gents and disabled toilets. With windows on two sides this is a particularly bright and attractive unit.

Tenure:

Leasehold. Rent £18,000 per annum. Current lease runs until June 2034. Rateable value £17,500. Qualifies for 25% rates relief.

Staffing:

The owner with one full-time and 11 part time staff.

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.

