



Fully Licensed Tapas Bar & Restaurant

Ref 2582

9 Inverkip Street, Greenock, PA15 1SX

This is a superb opportunity to acquire this spacious recently refurbished bar and restaurant in a highly visible main road location in Greenock.

Well presented leasehold premises with room for 70 covers in the restaurant area and a further 20 in the cocktail bar.

Large flexible dining areas, bar and full commercial kitchen.

Average weekly sales between £3,500 - £5,000

Business, leasehold interest, fixtures & fittings for sale at offers over £39,750 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 modern fully fitted and equipped licensed restaurant and bar in a highly visible main road site in Greenock.

With space for over 90 covers between the restaurant and bar areas together with takeaway trade this recently refurbished property is in walk-in condition throughout and suitable for a wide range of cuisines.

Greenock has a population of 45,000 and with the surrounding towns the catchment grows to 85,000 providing a good source of repeat custom and excellent passing trade.

Financial information:

Weekly sales average between £3,500 and £5,000 with approximately 70% being from restaurant and bar sales and 30% being takeaway trade.

Staffing:

The business is run by the owner with 3 kitchen staff and 5 front of house staff.

Premises:

The premises are located on Inverkip Street which is one of the main roads south through Greenock. It is a densely populated area but also has excellent passing trade.

The restaurant and bar have separate street entrances but a linking internal doorway. They are both on the ground floor level and are spacious and fitted out to a bright modern standard with large open plan dining and bar area, ladies and gents toilets, a large full commercial kitchen and ample storage.

All equipment, fixtures and fittings are owned outright and are included in the sale price.

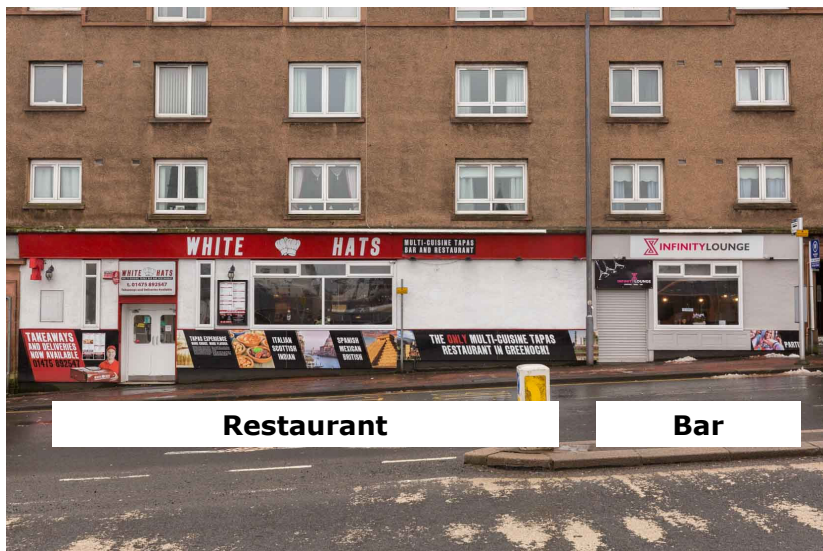
Tenure:

Leasehold. Rent £1,750 per month including VAT. Lease runs until 2024 but can be extended. Rateable value £18,750.

Opening hours:

3pm - 9.30pm Tuesday - Thursday,
12noon - 10pm Friday & Saturday, Closed Monday.

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.



Restaurant

Bar

