



Diva's Coffee Shop Ref. 2522

20 Whitburn Road, Bathgate, West Lothian, EH48 1HH

This is an ideal opportunity to acquire this profitable beautifully furnished and decorated coffee shop in the heart of Bathgate

Deceivingly spacious seating area for 26 customers, kitchen, serving area, store and ladies and gents toilets

Business, leasehold interest, fixtures and fittings for sale at offers over £17,500 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.

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Type of business:

This is a profitable café in beautiful decorative order throughout and represents an ideal opportunity to acquire a successful business with low overheads in the heart of Bathgate.

Bathgate is a popular and busy town of over 20,000 inhabitants. With a large retail park next door this coffee shop is well placed to benefit from the high levels of passing trade and local shoppers.

The premises are deceptively spacious and well utilized with seating for 26 customers, kitchen, store room and ladies and gents toilets. The shop is ideally suited to its current use and could also be used as a base for an outside catering operation.

Opening hours:

9am - 4pm Monday to Saturday.

Staff:

The business is run by the two owners with 3 part-time staff. It is an easily managed business that would suit an owner manager or couple.

Tenure:

Leasehold. Rent £6,500 per annum. The current lease expires in 2019 but can be extended. Ratable value £6,800. The premises qualify for 100% small business rates relief so no rates are payable.

Premises:

The cafe is situated on Whitburn Road close its junction with South Bridge St and George Place in the heart of Bathgate. The shop is a deceptively spacious unit of 59m² (623sqft) and benefits from ample parking in the large retail car park nearby.

Financial Information:

This is a consistently profitable business with further scope for growth. All equipment, fixtures and fittings are owned outright and are included in the sale price.

Further financial information is available to serious interested parties after viewing.

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.

