



The Wellington Takeaway

Ref. 2504

13 Caledonia Street, Paisley, PA3 2JG

Great opportunity to acquire this long established spacious main road café with full class 3 hot food consent on one of the main access roads into Paisley.

Very spacious front shop with cooking area behind together with large prep room, two store rooms, office and toilet.

Ideal for Just Eat or Deliveroo operations as close to large industrial, commercial and densely populated residential areas.

Would also suit a wide range of catering options and could be an ideal base for outside catering.

Offers are invited for the business, leasehold interest, fixtures and fittings.

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 great opportunity to acquire this long established takeaway café with full hot food consent. It benefits from excellent passing trade and a good number of surrounding industrial estates whose workers use it on a daily basis.

The premises are particularly spacious with a prep room the same sized as the main front shop, two large store rooms, an office and staff toilet.

The shop would be ideally suited to any hot food takeaway business or as a base for an outside catering operation.

Opening hours:

Currently 6am - 1.30pm Monday - Friday, 6.30am - 11.30am Saturday but no restrictions on 7 day or evening opening.

Staff:

The business is run by the owner. It is an easily managed business that would suit an owner manager or couple.

Tenure:

Leasehold. Rent £10,000 per annum. The current lease expires in 2019 but can be extended.

Ratable value £6,300. The premises qualify for 100% Small Business Rates Relief so no rates are payable.

Premises:

The cafe is situated on Caledonia Street which is part of the main A726 route into Paisley from the St James's junction on the M8.

The shop is a spacious unit of 73m² (771sqft) and benefits from ample unrestricted on street parking.

Financial Information:

The current turnover is just below the VAT threshold. All equipment, fixtures and fittings are owned outright and are included in the sale price.

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.

