

# Kings Cafe & Bi

THE  
**BUSINESS SALES**  
AGENCY



**Kings Cafe & Bistro**

**Ref. 2594**

**19 West Clyde Street, Helensburgh, G84 8SQ**

**In a superb seafront promenade location in Helensburgh this bright and spacious 70 cover café and bistro is ideally placed to benefit from the resurgence of Helensburgh's café and restaurant trade**

**Mainly open plan this 153m<sup>2</sup>(1,616sqft) unit as a large main dining area for 40 covers and a separate mezzanine dining area ideal for private dining, funeral receptions, etc for up to 30 people.**

**Weekly sales growing and currently averaging £3,000 - £4,000. Full class 3 hot food consent and applied for license to sell alcohol.**

**Business, leasehold interest, fixtures & fittings for sale at offers over £75,000 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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## Kings Cafe & Bistro

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### Type of business:

This is an excellent opportunity to acquire a spacious café and bistro in a prime high foot fall location on Helensburgh's seafront.

With full class 3 hot food consent and an application pending for a license to sell alcohol the premises are suitable for a wide range of hospitality options.

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

### Financial information:

Sales current average £3,000 - £4,000 per week.

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

### Opening hours:

Current hours are 10.30am - 7pm Mon - Sat, 11am - 7pm Sunday. Application to sell alcohol from 10am (Midday Sunday) - 10pm 7 days a week.

### Premises:

The premises are a bright highly visible double fronted unit located on the main sea front promenade in the affluent town of Helensburgh.

Extending to 153m<sup>2</sup> (1,616sqft) the unit is mainly open plan with spacious serving and seating areas together with addition seating in a private mezzanine area. There is a commercial kitchen, dishwashing area, ample storage, ladies, gents and disabled toilets.

### Tenure:

Leasehold. Rent £13,000 per annum. Current lease runs until 2028. Rateable value £14,900. Qualifies for 100% rates relief so no rates are payable.

### Staffing:

The owner with one full-time and 5 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.

