

The Dancing Midge Caf

THE
BUSINESS SALES
AGENCY



The Dancing Midge Cafe

Ref. 2595

24 Glasgow Street, Millport, Isle of Cumbrae, KA28 0DL

A local institution, The Dancing Midge is a profitable and highly regarded café and is only offered for sale due to the current owners wish to retire.

It occupies a superb seafront location on the popular tourist Isle of Cumbrae which is only a 10 minute ferry ride from Largs on the beautiful west coast of Scotland.

This bright, well fitted freehold café has full class 3 hot food consent and is in walk-in condition throughout with space for 18 customers inside and 12 outside with fantastic south facing views over the bay.

This profitable, lifestyle business is offered for sale together with the freehold property at offers over £120,000 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, lifestyle café on the beautiful Isle of Cumbrae.

Cumbrae is reached by way of a 10 minute regular ferry crossing from Largs on the west coast of Scotland. Largs is 32 miles south west of Glasgow and is easily reached by road and rail. The population of Cumbrae is around 1,200 but this almost trebles on a daily basis from Easter to October with visiting tourists.

With full class 3 hot food consent and a good size kitchen the café offers a menu of home baking, full cooked breakfasts, lunches and afternoon teas.

Financial information:

This is a seasonal business and the current owners keep the turnover just below the VAT threshold.

The sale price includes the freehold property of the shop together with all equipment, fixtures and fittings. Further financial information can be made available to serious interested parties after viewing.

Opening hours:

10am - 4pm Wed - Mon. Closed Tuesdays.

Premises:

The premises are a bright highly visible unit located on the main sea front promenade in Millport.

At 40m² (422sqft) plus a large rear storeroom behind the shop, the unit comprises a bright serving and seating area with superb views over the bay together with a good size commercial kitchen. There is a staff toilet to the rear. The café also has space for 12 seats outside. There are public toilets just across the road. Ample on street parking.

Tenure:

Freehold. Rateable value £2,750 so qualifies for 100% rates relief so no rates are payable.

Staffing:

The business is run by the two owners.

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.

