

Coffee House

Finestra

Cafe Bar



Popular Kilmacolm Coffee Shop Ref. 2604

12 St James Terrace, Lochwinnoch Road, Kilmacolm, PA13 4HB

This is a superb opportunity to acquire this local institution with great main road premises at the centre of the affluent town of Kilmacolm

A profitable well established coffee shop, beautifully fitted and equipped with seating for over 30 customers.

This spacious 106m² (1120sqft) business has a loyal regular clientele and good passing trade

Weekly sales of £4,000 - £4,500

Business, leasehold interest, fixtures & fittings for sale at offers in the region of £79,000 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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Ref. 2604

Type of business:

This is a superb opportunity to acquire a successful modern Kilmacolm coffee shop with seating for over 30 customers.

The café offers a popular and attractive environment for customers and benefits from an alcohol license so has the potential for further evening opening.

Specialising in great coffee together with healthy sandwiches, salads, pizzas and soups this business is an easily managed operation ideally suited to an owner manager or couple with limited staff.

The café still has excellent growth potential both through takeaway sales, sit-in trade, later evening opening and the development of outside catering.

Financial information:

Sales average around £4,000 - £4,500 per week with excellent gross profit margins. The sale price includes all equipment, fixtures and fittings. Further financial information can be made available to serious interested parties after viewing.

Staff:

The business is run by the owner with 2 full-time and 7 part-time staff.

Opening hours:

8am - 6pm Monday - Wednesday
8am - 9pm Thursday & Friday
9am - 6pm Saturday and 9am - 5pm Sunday.
Licensed until 10pm 7 days.

Premises:

The premises are a bright highly visible main road unit located on Lochwinnoch Road close to its junction with Bridge of Weir Road in the heart of the affluent town of Kilmacolm to the west of Glasgow.

At 106m² (1,120sqft) the unit is mainly open plan with spacious serving and seating areas together with an office, kitchen/prep room, ladies and gents toilets. Ample free on street parking.

Tenure:

Leasehold. Rent £24,000 per annum. Current lease runs until January 2025. Rateable value £15,000 so qualifies for 100% small business rates relief.

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.

