



**Busy North Ayrshire Cafe**

**Ref. 2606**

**148B Main Street, Kilwinning, Ayrshire, KA13 6EE**

**This is a rare opportunity to acquire this very well established café which has been under the same ownership for the last 30 years.**

**Opposite the Kilwinning Campus of Ayrshire College and close to Kilwinning Academy this profitable café with its full class 3 hot food consent has excellent repeat custom and a loyal customer base.**

**Spacious 72m<sup>2</sup> (760sqft) premises with seating for 36 customers and is adjacent to a large car park**

**Net sales for year to 30 Sept 2017 £190,000**

**Business, leasehold interest, fixtures & fittings for sale at offers over £99,000 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. 2606**

**Type of business:**

This well established and consistently profitable café is only offered for sale due to the current owners wish to retire after successfully running the business for over 30 years.

With full class 3 hot food consent and seating for 36 covers this sit-in and takeaway business is located opposite the Kilwinning Campus of Ayrshire College and close to Kilwinning Academy which in addition to its normal trade provide it with an excellent repeat customer base.

This café is ideally suited to being owner managed with the existing part-time staff.

**Financial information:**

Net sales for the year ended 30th September 2017 were £190,000 with excellent gross profit margins.

The sale price includes all equipment, fixtures and fittings. Stock at cost is between £3,500 - 4,000.

Further financial information can be made available to serious interested parties after viewing.

**Staff:**

It is run by the two owners with 6 part-time staff.

**Opening hours:**

8am-4pm Monday to Friday and 9am-2pm Saturday.

**Premises:**

The premises are a spacious unit located between Main Street and Lauchlan Way beside the Oxenward East Car Park which allows 3 hours free parking.

At 72m<sup>2</sup> (760sqft) the unit is mainly open plan with spacious serving and seating area together with a good sized commercial kitchen, ladies and gents toilets and attic storage

**Tenure:**

Leasehold. Rent £727 per month. Current lease runs until January 2021 and may be extended if required.

Rateable value £7,300 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.**

