

QUATTRO VENTI

COFFEE SHOP & AUTHENTIC ITALIAN DELICATESSEN



Superbly Fitted Modern Coffee Shop & Deli

49 Maybole Road, Ayr, KA7 4SF

Ref. 2616

This is a superb opportunity to acquire this superbly fitted modern coffee shop in a highly visible main road location with ample private parking in the popular town of Ayr.

A profitable well established coffee shop, beautifully fitted and equipped with seating for 35 customers.

This spacious 95m² (1,003sqft) business has a loyal regular clientele and good passing trade

Weekly sales of £2,500 - £3,000.

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

The Caledonian Suite
70 West Regent Street
Glasgow, G2 2QZ

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Hudson House
8 Albany Street
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49 Maybole Road, Ayr, KA7 4SF

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Type of business:

This is a superb opportunity to acquire this successful modern coffee shop with seating for 35 customers.

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

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

The café 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 £2,500 - £3,000 per week with excellent gross profit margins. The sale price includes all equipment, fixtures and fittings which were all brand new in 2013. Further financial information can be made available to serious interested parties after viewing.

Staff:

It is run by the two owners with 3 part-time staff.

Opening hours:

9am - 6pm Monday - Saturday
Closed Sunday

Premises:

The premises are a bright highly visible modern main road unit located on Maybole Road in Ayr and form part of a parade of shops including a Tesco Express and the local laundrette and dry cleaners.

At 95m² (1,003sqft) the unit is mainly open plan with spacious serving and seating areas together with a kitchen/prep room, ladies, gents and disabled access toilets. Ample free on private parking.

Tenure:

Leasehold. Rent £17,000 per annum plus VAT. Current lease runs until 2028 with a break option in 2023. Rateable value £14,200 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.

