



## **Superb Promenade Coffee Shop**

**6 The Promenade, Largs, KA30 8BG**

**Ref. 2649**

**This is an superb opportunity to acquire a well established and beautifully presented coffee shop with full class 3 hot food consent on the busy waterfront promenade in Largs**

**Ideal owner managed business with low overheads.**

**Spacious 1,100sqft (104m<sup>2</sup>) premises with bright open plan seating area for 36 inside and a further 8 outside**

**Large car park right next door plus on street parking.**

**Adjacent to Largs to Cumbrae Ferry Terminal.**

**Business, leasehold interest, fixtures and fittings for sale at offers over £29,000 plus stock at valuation.**

**VIEWING IS HIGHLY RECOMMENDED**

**However is 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.**

**0333 6000 888**

[www.businesssalesagency.com](http://www.businesssalesagency.com)

**The Business Sales Agency, 70 West Regent Street, Glasgow, G2 2QZ**



**Superb Promenade Coffee Shop**  
**6 The Promenade, Largs, KA30 8BG**  
**Ref. 2649**

**Type of business:**

This is an excellent opportunity to acquire a popular well established coffee shop on the sea front promenade in Largs.

Largs is a affluent town of some 11,000 residents and also benefits from a large influx of tourists and day trippers throughout the year.

This coffee shop is adjacent to the terminal for ferries to Cumbrae and the large promenade car park which makes for easy parking for customers. Viewing is highly recommended.

With its bright modern décor and child friendly layout it has a regular loyal local clientele together with good passing tourist and ferry passenger trade.

The premises have full class 3 hot food consent and a commercial kitchen so could cater to a wide range food offerings and takeaway/delivery trade.

The unit offers a high quality attractive environment with seating for 36 covers inside and a further 8 outside on a private terrace.

**Financial information:**

Annual net turnover is £150,000 with good margins. The sale price includes all equipment, fixtures and fittings. Stock at cost around £4,500.

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

**Staff:**

The business is run by one owner with 1 full-time and 3 part-time staff.

**Opening hours:**

9am - 5pm 7 days.

**Premises:**

The premises are a superb modern purpose build unit with spacious open plan seating and serving area, disabled access customer toilet, large kitchen, office and staff toilet. The building benefits from a large car park adjacent to it together with on street parking. EPC Rating G.

**Tenure:**

Leasehold. Rent £15,500 per year. Current lease expires in August 2027 but has options to extend for a further 5 or 10 years.

Rateable value £19,500. Currently being appealed by the owners. Rates payable 2019/20 £9,087.

**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.

