



## Superb Well Established Coffee Shop

154 High Street, Auchterarder, PH3 1AD Ref. 2652

**This is an superb opportunity to acquire a well established and beautifully presented coffee shop on the busy High Street in the affluent town of Auchterarder near the famous Gleneagles Hotel in Perthshire.**

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

**Spacious 1,045sqft (99m<sup>2</sup>) premises with bright open plan seating area for 33 inside and a further 8 outside**

**Business, leasehold interest, fixtures and fittings for sale at offers over £50,000 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.**

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

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

**Superb Well Established Coffee Shop**  
**154 High Street, Auchterarder, PH3 1AD**  
**Ref. 2652**

**Type of business:**

This is an excellent opportunity to acquire a popular highly visible well established coffee shop on the High Street in Auchterarder close to the famous 5 star Gleneagles Hotel. Viewing is highly recommended.

Auchterarder is a affluent town of some 5,000 residents with a further 800 new houses currently being built. The town also benefits from a large influx of tourists and hotel visitors from Gleneagles only 3 miles away and Duchally Hotel & Lodges.

Fitted out to a very high standard with its bright modern décor and child friendly layout it has a regular loyal local clientele together with good passing trade.

The premises have large attractive open plan seating and serving area with room for 33 covers, large rear prep and store room which is also used for classes and two modern customer toilets. It also has space for 4 tables and 8 chairs outside at the front.

Please note the business name will have to be changed by the purchaser.

**Financial information:**

2019 net turnover was £120,000 with good margins and current year is on target for a 10% increase in sales. The price includes all equipment, fixtures and fittings. Further financial information can be made available to serious interested parties after viewing.

**Staff:**

It is run by the owner with 8 part-time staff.

**Opening hours:**

8.30am - 5pm Monday - Saturday and  
10.30am - 4pm Sunday.

**Premises:**

The premises are a superb well fitted unit with spacious open plan seating and serving area, disabled access customer toilets, large prep and storage room. The building benefits from unrestricted on street parking. EPC Rating G.

**Tenure:**

Leasehold. Rent £15,000 per year plus VAT. Current lease expires in February 2021 but can be extended. Rateable value £9,500 so no rates are payable.

**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.

