



Superb Seafront Licensed Café

68 Gallowgate Street, Largs, KA30 8LZ

Ref. 2663

This is an excellent opportunity to acquire a spacious well established licensed café / restaurant with full class 3 hot food consent on the seafront in Largs.

Beautiful 1,478sqft (140m²) premises with superb sea views from all its windows.

Characterful interior with open fire and seating for 70 inside and seating with sea views for a further 32 outside.

Ideal owner managed business.

Large public car park very close plus on street parking.

Business, leasehold interest, fixtures and fittings for sale at offers over £25,000 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

The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

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Ref. 2663

Type of business:

This is an excellent opportunity to acquire a spacious beautifully fitted and furnished licensed café / restaurant with superb views on the sea front 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 cafe is close 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 fresh traditional décor and child friendly layout it is ideally suit to both a daytime and evening 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 an attractive environment with seating for 70 covers inside and a further 32 outside with superb sunny west facing sea and island views.

The venue is licensed for live music events.

Opening hours:

Licensed until 1am Friday and Saturday.
Outside seating alcohol license from 11am - 10pm.
Coffee and tea allowed to be served outside from 10am.

Premises:

The premises are a superb ground floor traditional property with spacious open plan seating and serving area, ladies & gents toilets, staff toilet, large kitchen, two prep areas and a huge basement with beer cellar and ample additional storage.

The building benefits from a large car park across the road together with on street parking.

Tenure:

Leasehold. Rent £18,333 per year. New 10 year lease available. The rent is subject to VAT.

Rateable value £17,900.

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.

