



Spacious Well Established Coffee Shop

12-14 Muir Street, Motherwell, ML1 1BN Ref. 2762

Busy, popular, well established coffee shop with full class 3 consent in an excellent central location in Motherwell.

In a high footfall area of the town centre opposite new main railway station.

Premises are a spacious 100² (1,056sqft) and have room for 54 covers inside plus outside seating to the front.

Ideal opportunity for an owner manager.

Business, leasehold interest, fixtures & fittings for sale at offers over £35,000.

VIEWING IS HIGHLY RECOMMENDED

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

THE BUSINESS SALES AGENCY

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Ref. 2762

Type of business:

The business has been established for over 35 years and run by the present owner for over 14 years. The owner reluctantly offers the business for sale due to ill health.

This coffee shop has full class 3 consent and could lend itself to a wide range of catering options.

The café has the potential to open later in the evening and had an alcohol license that could be reinstated.

It attracts good custom from the town centre including local business people, shoppers and those going to/from the train station.

Financial Information:

The business has had weekly sales of £6,000 with good gross and net profit margins.

All equipment, except the coffee machine and grinder which are hired, are owned outright and included in the sale price.

Further financial details are available to serious interested parties after viewing.

Opening hours:

9am - 4.30pm Monday - Saturday. Closed Sunday.

Premises:

The business is located on Muir Street (A721) in the centre of Motherwell. This is a prime location directly across from the railway station.

The premises have Class 3 hot food consent and are in walk-in condition with a table layout that makes it family friendly.

The shop has a large bright open plan seating and serving area, commercial kitchen, wash-up area, two toilets and store room.

There is private owners parking to the rear of the property and two large free car parks nearby.

Tenure:

Leasehold. Rent £20,000 per annum. Rateable value £15,200.

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.

