



Superb Seafront Licensed Café

68 Gallowgate Street, Largs, KA30 8LZ

Ref. 2801

This is an excellent opportunity to acquire very busy 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 50 inside and seating with sea views for a further 32 outside.

**Annual sales £400,000
Large public car park opposite.**

**Business, leasehold interest, fixtures and fittings for sale.
Offers Invited.**

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

Superb Seafront Licensed Café
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Ref. 2801

Type of business:

This is an excellent opportunity to acquire a profitable spacious beautifully fitted and furnished licensed café / restaurant with superb views on the seafront in Largs.

Viewing is highly recommended.

Annual sales of £400,000 with excellent gross and net profit margins. This successful business is ideally suit to an owner manager or couple.

Targeting mainly the locals this café has developed a superb regular year round repeat customer base.

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.

With its fresh décor together with its child and dog 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 50 covers inside and a further 32 outside with superb sunny west facing sea and island views.

Opening hours:

9am-4.30pm 7 days. Potential for evening opening.

Staffing:

The two owners run the business with 3 full-time staff and part-time staff varying with the season.

Premises:

The premises are a superb ground floor property with spacious open plan seating and serving area, ladies & gents toilets, staff toilet, large kitchen, two prep areas and basement with additional storage. Public car park opposite and on street parking.

Tenure:

Leasehold. Rent £18,333 per year. Rateable value £17,900.

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