



## **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 (140m<sup>2</sup>) 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 at offers in the region of £145,000.**

**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, 38 Queen Street, Glasgow, G1 3DX**

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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 suited 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 suited 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 of 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.

**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.

