

THE BUSINESS SALES AGENCY

THE AIZLE COFFEE HOUSE

Ballat Crossroads, Balfron Station, Stirlingshire G63 0SE Ref. 2835

Destination Café with Spacious Seating and Private Parking

An excellent opportunity to acquire The Aizle Coffee House, an attractive destination café occupying a highly visible main road location at Ballat Crossroads, Balfron Station.

Close to Drymen and Loch Lomond, and positioned on a popular route to Aberfoyle and Stirling, the business attracts both local customers and tourists. Its spacious premises, generous seating capacity and large private car park make it an appealing stop for customers exploring the surrounding area.

The business is offered for sale solely due to the owner's retirement and is ideally suited to a hands-on owner-manager with part-time staff.

Offers Over £49,500 for the business, leasehold interest, fixtures and fittings.

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

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PREMISES AND FACILITIES

The property extends to approximately 105 m², with a spacious indoor seating area accommodating 75 covers and ample space for outdoor seating.

A large, fully equipped kitchen benefits from ample storage, providing a practical base for the catering operation.

The café has a large private car park with two electric vehicle charging points, popular with both tourists and local customers.

Convenient parking and excellent main road visibility add to the appeal of this destination business.

TRADING AND POTENTIAL

The coffee house currently trades Tuesday to Sunday, 10am to 5pm, and is closed on Mondays.

With no restrictions on evening opening, there is scope for a new owner to extend trading hours and explore evening dining, themed events or private functions. Monday opening offers a further opportunity to develop the business.

RENT AND BUSINESS RATES

The rent is £1,500 per month (£18,000 per annum). New long lease available.

Rateable value is £6,300. Eligible occupiers may qualify for 100% Small Business Bonus Scheme relief, resulting in no business rates payable, subject to their circumstances.

ASKING PRICE

Offers over £49,500 are invited for the business, leasehold interest, fixtures and fittings.









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.