



# FOR SALE

## LONG ESTABLISHED CAFÉ BUSINESS

'Cavani's West End Café', 68 Hamilton Street, Saltcoats, KA21 5DS

Prominent position within Saltcoats Town Centre

48 cover Italian style café and ice cream shop

Family run business established in 1902

Net internal area 120 sq.m (1,292 sq.ft)

Freehold property, fixtures, fittings and goodwill included

Offers of £150,000 are invited

VAT free purchase

## LOCATION

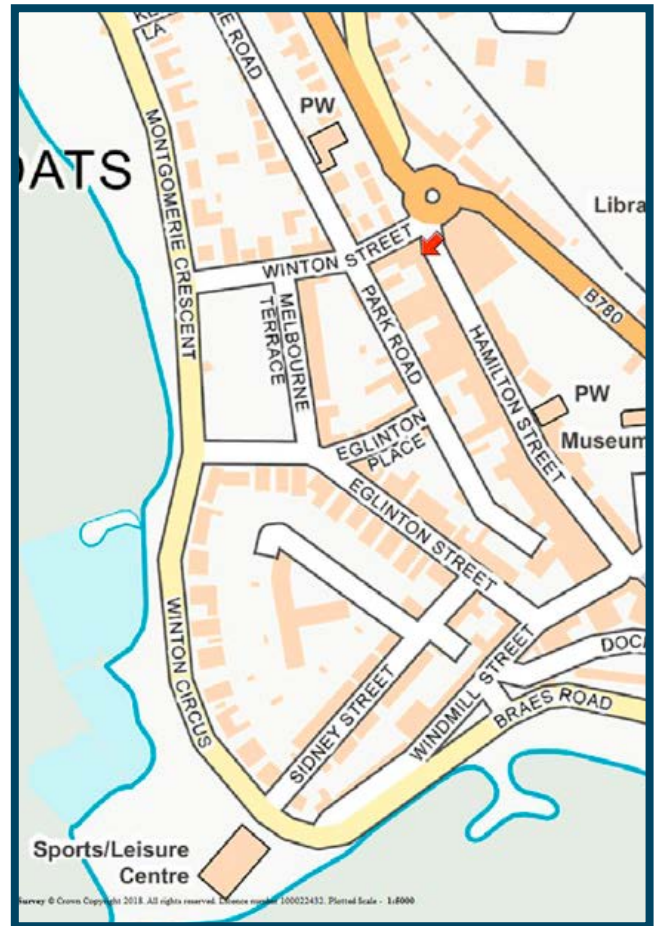
Hamilton Street is a busy thoroughfare within Saltcoats Town Centre and one of the main commercial and retail destinations in the town, with the subject property occupying prominent position opposite Sainsburys and close to its junction with Ardrossan Road and Winton Street, with the latter extending a short distance west on to Saltcoats beach.

Saltcoats is located within the North Ayrshire region and forms part of the 'Three Towns' area incorporating Stevenston and Ardtossan, with a combined population of around 35,000 persons. The main bus routes through the town and Saltcoats railway station with its regular services to Largs and Glasgow are located nearby.

## DESCRIPTION

'Cavani's West End Café' is located on the ground floor of a two storey plus attic, category C listed townhouse building of traditional construction understood to have been built in the 1850s.

Internally the property consists of an ice cream parlour, sweet shop and general retail sales towards the front, which open ups towards the rear to accommodate a 48 cover restaurant/café seating area, a fully equipped kitchen, customer toilet, ice cream preparation room and rear stores.





**FLOOR AREA**

The property extends to a net internal floor area of 120 sq.m (1,292 sq.ft), or thereby.

**RATING**

The rateable value is £9,200 and the property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

**BUSINESS**

Cavani's 'West End Café' was established in 1902 and is a popular, traditional Italian style café, ice cream parlour and sweet shop, fondly thought of within the local community and the West of Scotland.

The business is offered for sale due to the retirement of its owners, who operate it on a full time basis together with a bank of 5 part time, mostly weekend orientated, employees.

The business is closed on a Tuesday and trades the remaining six days between 8am-4pm.

Sales for the financial year 2016/17 were in excess of £110,000 with good gross, net and adjusted net profit levels. Trading accounts can be made available to genuinely interested parties.

**PRICE**

Offers of £150,000 are invited for our client's heritable (freehold) interest to include the fixtures, fittings and goodwill of the existing business.

**EPC**

Available upon request.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred.

**VIEWING & FURTHER INFORMATION**

Strictly by contacting the sole selling agents:-

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