



**Busy North Ayrshire Café & Takeaway**

**Ref. 2728**

**148B Main Street, Kilwinning, Ayrshire, KA13 6EE**

**This is a rare opportunity to acquire a popular café and takeaway with full hot food consent which has been established for over 35 years.**

**Opposite the Kilwinning Campus of Ayrshire College and close to Kilwinning Academy this profitable café with its full class 3 hot food consent has excellent repeat custom and a loyal customer base.**

**Spacious 72m<sup>2</sup> (760sqft) premises with seating for 36 customers and is adjacent to a large car park.**

**Average weekly sales between £4,200 and £4,400.**

**Leasehold interest, fixtures & fittings for sale at offers over £39,000.**

**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

**Busy North Ayrshire Café & Takeaway**  
**148B Main Street, Kilwinning, KA13 6EE**  
**Ref. 2728**

**Type of business:**

This well established and consistently profitable café and takeaway has been established for 35 years.

With full class 3 hot food consent and seating for 36 covers this sit-in and takeaway business is located opposite the Kilwinning Campus of Ayrshire College and close to Kilwinning Academy which in addition to its normal trade provide it with an excellent repeat customer base.

This café is ideally suited to being owner managed.

**Financial information:**

Weekly sales have averaged £4,200 - £4,400 with excellent gross profit margins.

The sale price includes all equipment, fixtures and fittings.

Further financial information can be made available to serious interested parties after viewing.

**Opening hours:**

8am-3.30pm Monday to Friday.  
9am-2pm Saturday.

**Premises:**

The premises are a spacious unit located between Main Street and Lauchlan Way beside the Oxenward East Car Park which allows 3 hours free parking.

At 72m<sup>2</sup> (760sqft) the unit is mainly open plan with spacious serving and seating area together with a good sized commercial kitchen, ladies and gents toilets and attic storage.

**Tenure:**

Leasehold. Rent £10,256 per year. Current lease runs until August 2029 with an option for a further 5 years.

Rateable value £7,300 so no rates are payable.

**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.

