

FOUNTAIN CAFE



The Fountain Café - An Iconic Local Institution

118-120 Main St, Alexandria, G83 0NZ

Ref. 2787

This is an excellent opportunity to acquire this local institution. Since opening in 1961 this spacious café with full class 3 hot food consent has been the popular heart of Alexandria and is frequented by generations of locals and tourists alike.

Net weekly sales of £7,500.

A bright double unit extending to 94m² with open plan seating area for 70 covers.

Business, leasehold interest, fixtures & fittings for sale at offers over £95,000 plus stock at valuation.

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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www.businesssalesagency.com

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

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Type of business:

Since it opened in 1961 this successful café has become a local institution in Alexandria.

With 70 covers together with full class 3 hot food consent, this offers a rare opportunity to take over and build on this iconic business.

Located on Main Street in the heart of Alexandria, these spacious premises have high levels of repeat custom and excellent levels of passing trade from local tradesmen and tourists visiting Loch Lomond.

Opening Hours:

9am - 5.15pm Monday - Saturday and 9am - 4pm Sunday.

Financial information:

Net weekly sales of £7,500.

The sale price includes all equipment, fixtures and fittings. Further information can be made available to interested parties after viewing.

Premises:

The premises are located on Main Street in the centre of Alexandria. Alexandria has a population of over 6,000 and is at the heart of West Dunbartonshire which has over 80,000 inhabitants.

Alexandria is just south of the popular tourist destination of Loch Lomond and therefore the café experiences high levels of passing tourist trade.

This double unit comprises a very large open plan seating and serving area with separate kitchen and toilet to the rear. Behind the kitchen there is also a large purpose build store room for fridge, freezer and dry goods.

The total ground floor internal area extends to 94m² (993sqft).

Tenure:

Leasehold. The rent is £1,500 per month. New 10 year lease available. Rateable value is only £11,700 so no rates are payable.

Staffing:

The business is run with a mixture of 6 full-time and part time staff.

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.

