



**BUSINESS**

**DM HALL**  
CHARTERED SURVEYORS



# 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



[dmhall.co.uk](http://dmhall.co.uk)

**Commercial Department**  
15 Miller Road, Ayr, KA7 2AX  
01292 268055

## LOCATION

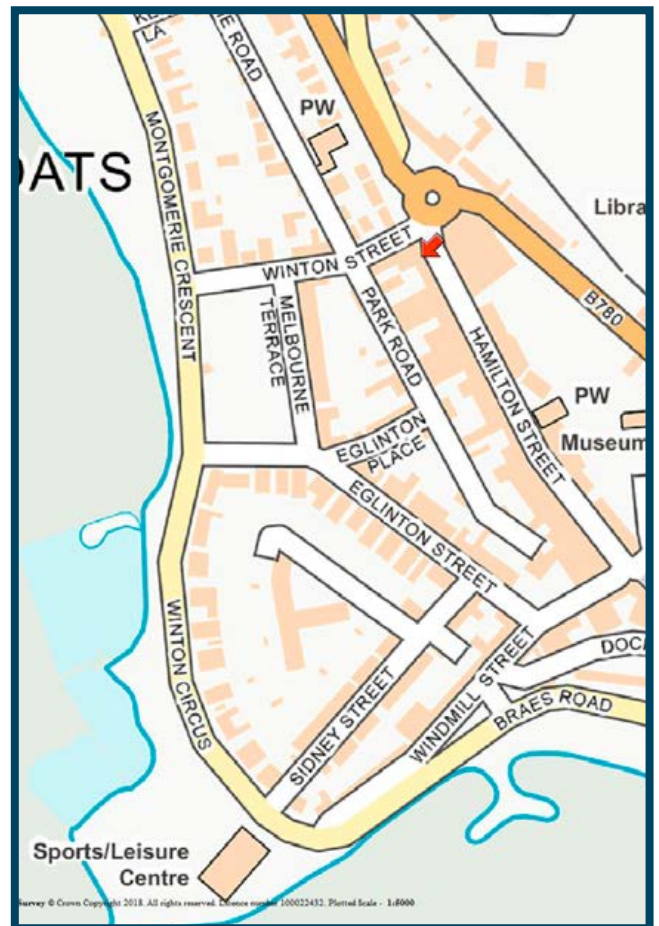
Hamilton Street is a busy thoroughfare within Saltcoats Town Centre and one of the main commercial and retail destinations in the town, with the subject property occupying prominent position opposite Sainsburys and close to its junction with Ardrossan Road and Winton Street, with the latter extending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

Anthony Zdanowicz

T: 01292 268 055

E: anthonyz@dmhall.co.uk

Jacqueline King

T: 01698 284 939

E: jacqueline.king@dmhall.co.uk

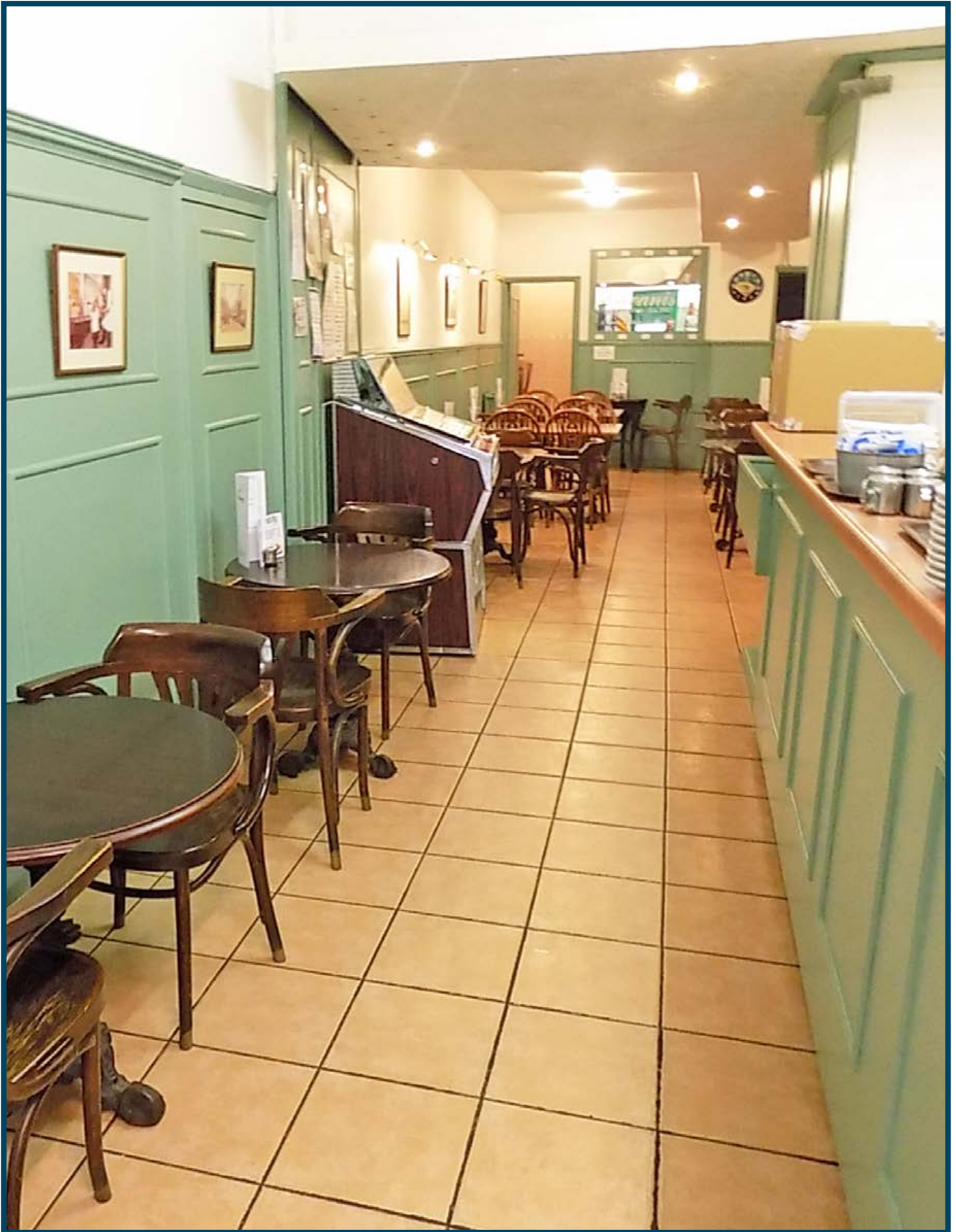
## DATE OF PUBLICATION

July 2018

## REFERENCE

WSA1399





**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.