



FOR SALE

ESTABLISHED CAFÉ BUSINESS

'BOBBIN CAFÉ' 14 KILNHOLM STREET,
NEWMILNS, KA16 9HD

Prominent roadside position within Newmilns Town Centre

Popular venue and the only café in Newmilns

Retirement sale, owned since 2003

Net floor area 45 sq.m (484 sq.ft) with 22 covers

Offers over £70,000 for the property, goodwill, fixtures and fittings

LOCATION

'Bobbin Café' occupies a highly visible roadside position on Kilnholm Street the main road running through Newmilns forming part of the A71 Kilmarnock-Edinburgh road route. There is on street car parking in front of the property.

Newmilns is located within the East Ayrshire region along the Loudoun Valley, approximately 7 miles east of Kilmarnock and 26 miles south of Glasgow via the A77. Newmilns has a population of around 3,000 residents with high volumes of traffic passing by the site on a daily basis.

DESCRIPTION

'Bobbin Café' is an established café premises located on the ground floor of a mid-terraced, one and a half storey 'cottage style' premises of traditional construction.

The property is well presented throughout with modern finishes and consists of a 22 cover front café/restaurant area, servery, cloak area, fully fitted kitchen with air conditioning and, a modern toilet.

All equipment within the property is owned by the seller.

FLOOR AREA

The shop extends to a net internal floor area of 45 sqm (484 sqft), or thereby.

RATING

The Rateable Value is £2,800. The building qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

BUSINESS

'Bobbin Café' is an established and, the only café business in Newmilns, having opened in 2003 and continuously run by our client who is now planning on retirement. The café has 22 covers with a mix of loyal local clientele and passing trade.

Trading levels are regularly around the £1500 per week level with potential for growth. Trading profit and loss accounts can be made available to genuinely interested parties, upon request.

Staff

The business is run by the owner on a full time basis with two part time assistants and would be an ideal purchase by an owner occupier, retiree, or, someone seeking a lifestyle change.

Opening Hours

The business ordinarily trades between 8am – 3pm seven days per week with temporary adjustment due to the recent lockdowns.

PRICE

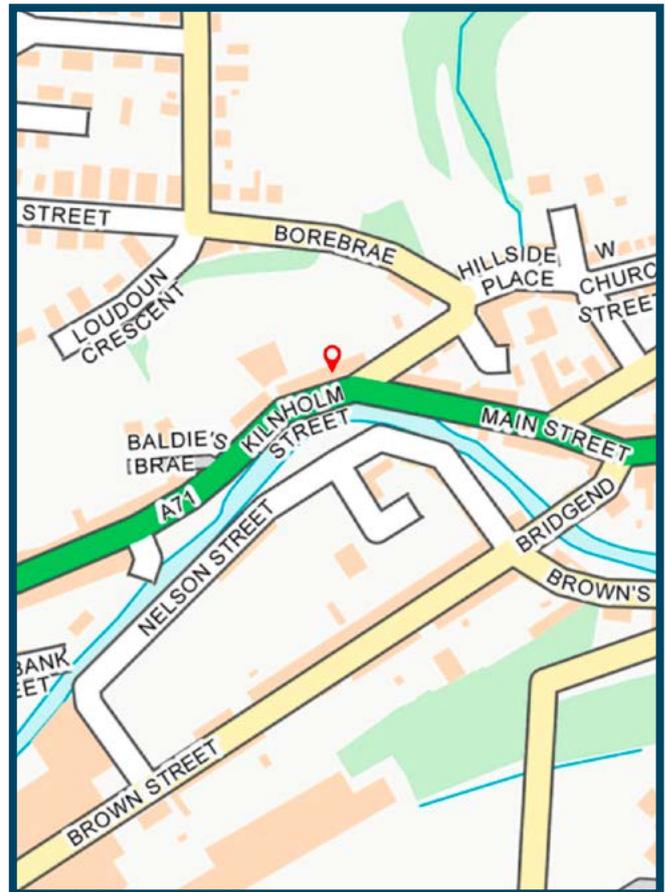
Offers over £70,000 are invited for the freehold interest in the property, the goodwill and all fixtures and fittings. Stock at valuation.

EPC

EPC available upon request.

LEGAL COSTS

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



VIEWING & FURTHER INFORMATION

Viewing is strictly by contacting the sole agent:-

Anthony Zdanowicz

Tel: 01292 268055

e-mail: anthonyz@dmhall.co.uk

DATE OF PUBLICATION
May 2021

REFERENCE
WSA2006

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.