

# BUSINESS FOR SALE

TEA JENNYS,  
KINGS COURT,  
FALKIRK, FK1 1PG

- An outstanding opportunity to acquire a very busy and unique Tea Room/ Café in the centre of Falkirk.
- Fully equipped Tea Room/ Café in a prominent central Scotland Town
- Approximately 62.0 sq m (667 sq ft).
- Excellent location in a peaceful courtyard, just off the pedestrianized High Street
- Offers in the region of **£175,000** exclusive are invited for the property and business.

**DM HALL**  
CHARTERED SURVEYORS



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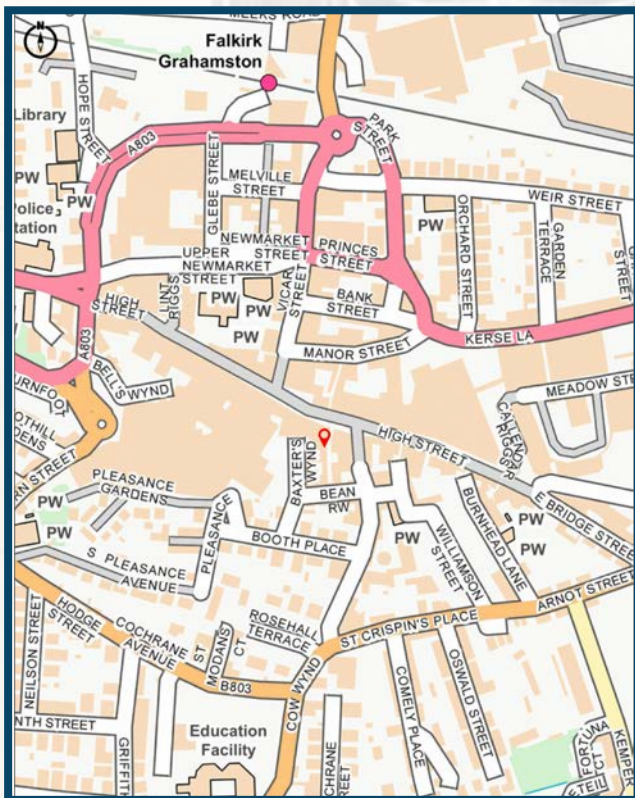


## LOCATION

The subjects comprise a traditional tea room/café in the Falkirk town centre. Falkirk is a large town in central Scotland, Edinburgh is 26 miles to the east while Glasgow is 24 miles to the west. The town benefits from good road and mainline railway links.

Tea Jennys is a trading café/tearoom business which occupies a town centre location on Kings Court, just off Falkirk's pedestrianised High Street. This is the principal shopping street in Falkirk and surrounding properties are commercial and retail. There has been recent residential development close by which should bring further traffic through the area, which already benefits from car parking close by.

The approximate location of the property is shown on the map below.



## DESCRIPTION:

The subjects comprise a uniquely decorated Tea Room which is of traditional concrete block construction beneath a pitched roof. The main café is all on the ground floor with the kitchen and back of house facilities on a mezzanine floor to the back of the property.

It is accessed by way of a single entrance door and internally the subjects contain the main café, a commercial kitchen, accessible toilet and a large store. In the summer months, the current operator uses outdoor seating.

## ACCOMMODATION:

The property has a total gross internal area in the order of approximately 62.0 sq m (667 sq ft).

## THE BUSINESS:

This business is being brought to the market as a result of the current owner's seeking new ventures. The Tea Room is well run and maintained with an excellent reputation. On tripadvisor 73% of reviews are 'Excellent' with 91% of reviews 'Very Good' or better.

The current business has its own chef who freshly prepares all food on site.

The Tea Room has an interesting location within the King Court, courtyard. With direct access onto the High Street but off the main thoroughfare, allowing outdoor seating.

This is reflected in the year ended 2020 accounts with a turnover of £231,284. Further financial documentation will be provided to interested parties after viewing.

## PURCHASE PRICE

Offers in the region of £175,000 exclusive of VAT for the premises, business goodwill and fixtures and fittings associated with the operational business.

## TRADE INVENTORY:

The asking price includes the trade inventory which, we are advised, is owned outright and is not subject to any lease purchase, hire contract or similar finance arrangement.

## ASSESSMENT:

We have consulted the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) and note that the premises are entered in the current Valuation Roll as follows:-

Rateable Value: £9,510

We are advised that the current business rate is 49.8 pence.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## ENTRY:

Upon completion of legal arrangements.

## ENERGY PERFORMANCE RATING:

A copy of the EPC is available on request.

## LEGAL FEES:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## REFERENCE:

ESA2401

## DATE OF PUBLICATION:

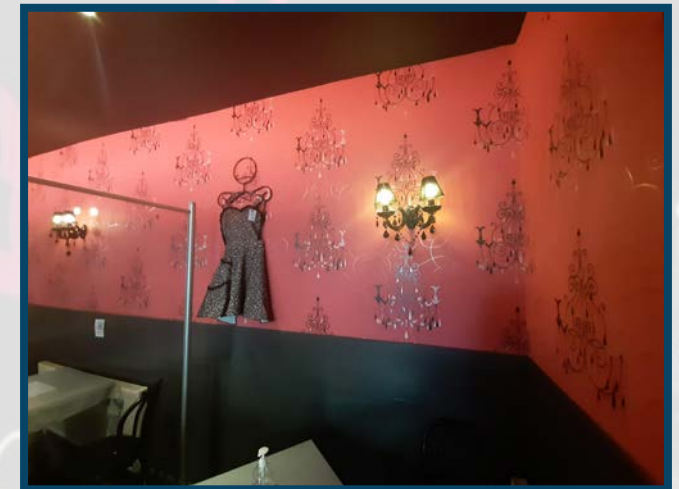
August 2021

## FINANCE/BUSINESS MORTGAGES

DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

## CONTACT:

Viewing is strictly by appointment and arrangements can be made by contacting The Business Sales Advisory Team on 0131 477 6000 or by email at [business.sales@dmhall.co.uk](mailto:business.sales@dmhall.co.uk)



## IMPORTANT NOTE

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