

DM HALL

Business For Sale

Cafe

One Fyne Deli,
Harbour Street,
TARBERT, Argyll,
PA29 6UA



42.8 SQ. M
461 SQ. FT

Property Details

- A rare opportunity to acquire a thriving cafe.
- Prominent location within the village of Tarbert a key location on the route to the Isles
- Beautifully presented walk-in condition
- Offers over £95,000.

LOCATION:

The Deli is situated on the corner of Barmore Road and Harbour Street in Tarbert, overlooking the harbour. Tarbert is a very popular tourist spot situated within Argyllshire, on the A83 Arrochar to Campbeltown Road and to the north of the Kintyre peninsular on the West Coast of Scotland.

Tarbert occupies a key location on the route to the isles. The last stopping point on the mainland before reaching the Port of Kennacraig. Tarbert is an ever-popular tourist destination with visitor numbers rising year on year especially with the introduction of the new Kintyre 66 Route.

DESCRIPTION:

The Deli is situated on the ground floor of a two storey and attic end terraced traditional building. Internally, the ground floor provides an open plan café area to the front with the kitchen facilities to the rear. In addition there are staff wc facilities.

THE BUSINESS:

Currently operating as a takeaway serving a verity of hot and cold food and drinks. The business currently trades all year round with opening hours being as follows:

Monday to Friday — 07.00 am to 17.00 pm
Saturday - 8.00 am — 16.00 pm
Sunday — closed



Property Details

The customer profile is a mix of locals and tourists with a rise in customers over the busy summer months. Tarbert is now featured in a number of new driving routes including the new Kintyre 66 Route.

The business currently operated under a full time owner operator with assistance from a number of members of staff.

ACCOUNTS:

Trading accounts are available upon request to seriously interested parties.

TRADE INVENTORY:

Trade inventory is not included in the asking price and is available through separate negotiation.

TENURE: Freehold

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3,650 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

PROPOSAL:

Our clients are seeking offers in the region of £95,000 for their freehold interest.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction. With the ingoing purchaser being responsible for any stamp duty, land tax (LBTT) and registration duties incurred.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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RICS