

**J & G
WILSON**

Reminisce Coffee Shop & Restaurant, 60, High Street, Kinross KY13 8AN.

A popular 40 cover coffee shop / restaurant at the heart of Kinross. Fixed price £195,000.





Particulars of Sale

Reminisce Coffee Shop & Restaurant, High Street, Kinross, KY13 8AN.

A popular 40 cover coffee shop and restaurant at the heart of Kinross. The sale comprises the premises (freehold), all fixtures, all equipment and the goodwill for this business with its loyal client base.

Fixed price £195,000.

PARTICULARS OF SALE

SITUATION

The business enjoys a prominent trading position at the center of Kinross on the High Street. There is good passing trade as well as a loyal customer base of regulars. Anyone visiting Kinross by bus will pass Reminisce if they are visiting Loch Leven and its castle so there is good footfall from visitors to Kinross as well as locals.

Kinross offers a good range of business facilities with local professional offices, a Post Office and other active privately owned businesses which all support each other.

The extensive amenities of Dunfermline and Perth are accessible via the M90 and include banks, professional offices and cash and carries.



DESCRIPTION

Reminisce Coffee Shop & Restaurant presently operates 6 days a week and is well regarded for its cooked breakfasts, teas and coffees, cakes and tray bakes. Soup and specials are freshly made each day as well as the usual snacks. It has excellent reviews on Tripadvisor averaging 4.5 out of 5 from 123 reviews.

The restaurant operates over 2 floors with 16 covers and a disabled toilet on the ground floor, and 24 covers and a toilet on the upper floor. There is a commercial kitchen to the rear on the ground floor with an adjoining store room and washing up area. There is a side door out to a private enclosed close which provides bin storage. The business is family owned with the owners doing the cooking and management. There are 2 part time members of staff working through the week supplemented by 4 part time school age staff working at the weekends.

The fittings / equipment / furniture are included in the sale and current stock at time of sale will be sold at valuation. The purchaser is buying the property, the business goodwill as well all fittings and equipment. All items are owned outright and nothing is leased.

Viewings are strictly by appointment and please call the agent to confirm a viewing. Accounts will only be made available to interested parties after a viewing.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.
contact@jgwilson.co.uk

RATEABLE VALUE The shop rateable value is £5,500.

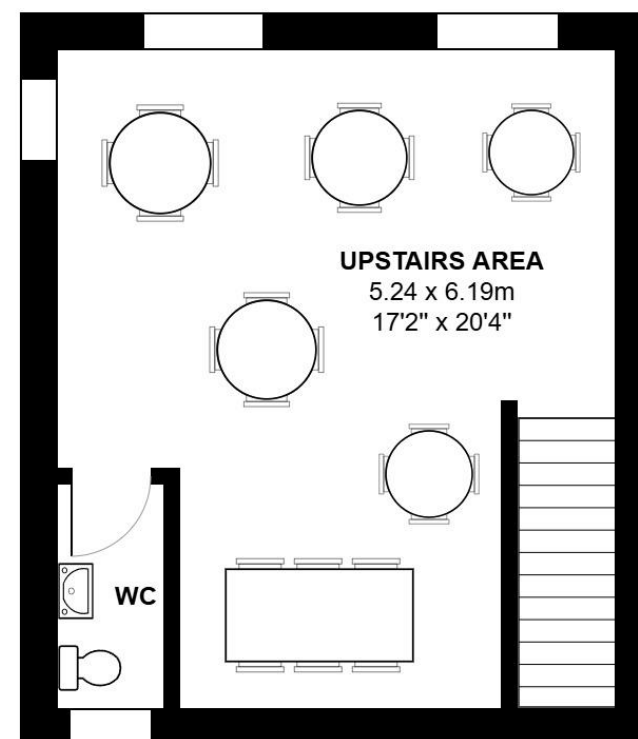
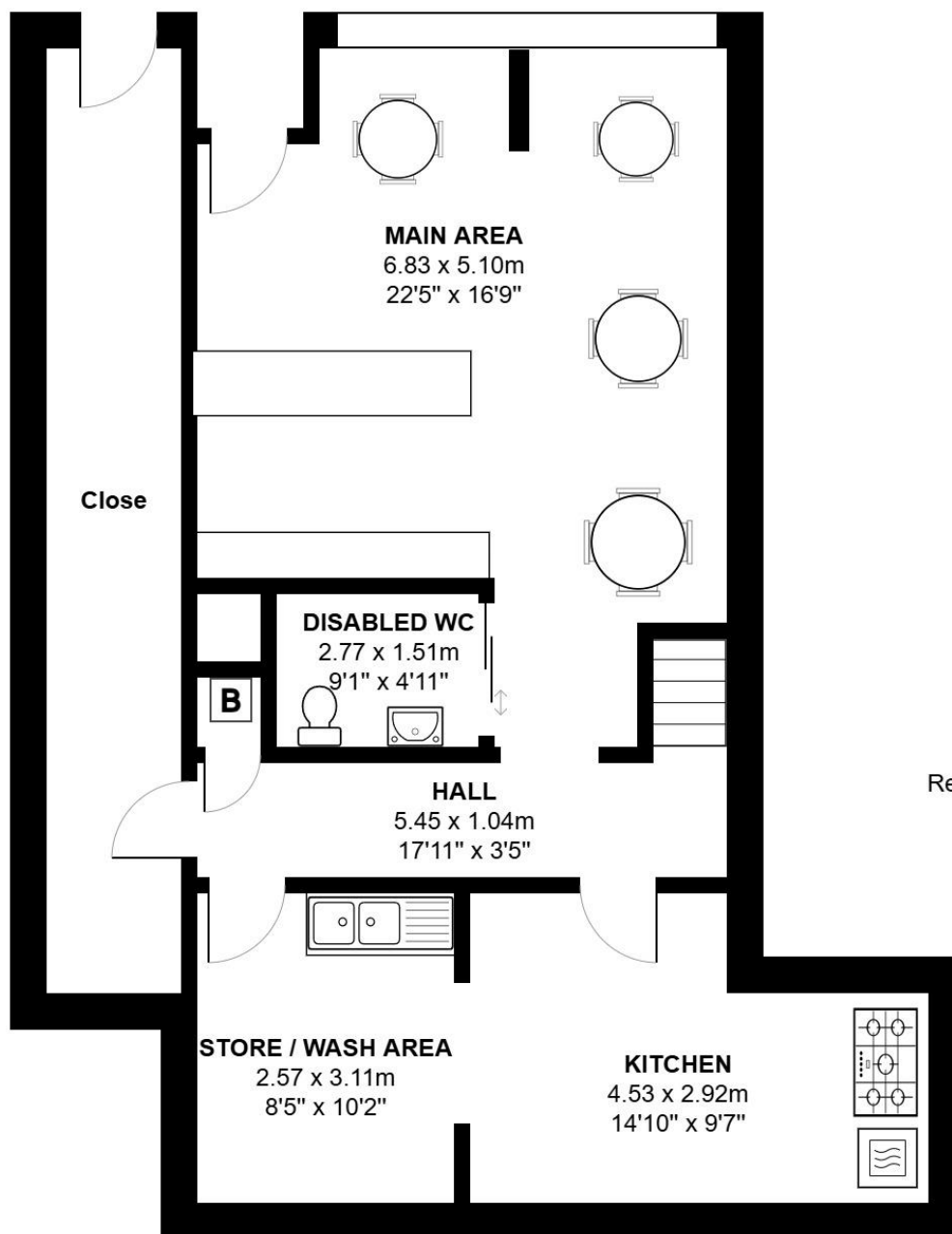
ENERGY RATING The shop is rated as E (76).

Particulars prepared November 2024.









Reminisce Coffee Shop & Restaurant,
60, High Street,
Kinross,
KY13 8AN.
(Not to scale).



PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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