

CENTRAL CAFE
FISH & CHIPS - ICES - CONFECTIONERY
Dick and Elizabeth's Sonnet

**HOMEMADE
ITALIAN
ICE CREAM**
CAPPUCINO
MOCHA
CHOCOLATO

**HOMEMADE
Ice-Cream**

**Fish
& Chips**
Hot Filled Rolls
Pizzas

**FISH
& CHIPS**
CAPPUCINO
MOCHA
CHOCOLATO





- Take-away and handmade ice cream, trading from well equipped, prominently sited premises.
- Established in 1933 this strong family business is operated by third generation.
- Sale brought about by impending retirement.
- Solid base of local trade, supplemented with tourist custom.
- Substantial Category C Listed family property. Potential for business expansion.
- Situated in the delightful town of Whithorn in a picturesque corner of South West Scotland.
- EPC: Band G (103)



The Property and Business

This business was established by the Soriani family in 1933 and is now operated by the third generation. The operation is centred around the sale of fish and chips and handmade ice creams. The property, which is prominently positioned within the town centre of Whithorn comprises a substantial middle terrace building, Category C Listed, over 2½ storeys. At the rear is an extensive range of stores together with a well kept garden.

The business premises have a serving area, preparation space, kitchen and stores, all arranged over the ground floor. The range of stores at the rear provide space for walk in freezer, potato store and preparation space and where the ice cream is made and stored.

Accommodation comprises a range of first floor rooms and bathroom with 2 further rooms at attic level. The living area was previously occupied by the current owners.

Business Equipment

Excluding personal effects, the business is offered for sale with all items of machinery/equipment which would enable any new operator to commence trading immediately.

General

The property benefits from oil fired central heating, with an oil fired Rayburn in the kitchen and an LPG gas hob. Preston Thomas double frying range newly installed February 2021 and Vertical Standing Edoni Ice cream maker again newly installed in February 2021. Windows are mainly double glazed in either timber or UPVC casements.

The sale of the Central Café presents a rare opportunity to acquire a substantial property and a very strong and established business.

Rating Assessment

Rateable Value, effective 01.04.17 £3,400. Under the Small Business Bonus Scheme 100% relief is available. This applying for a property (or properties) with a combined rateable value of up to £10,000.





Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.

Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.



Energy Efficiency Rating

G (103)

Inventory

An inventory of business machinery and equipment will be proved to anyone with a genuine interest.

General Comments

Accounts are available to genuinely interested parties who have (1) viewed the property and (2) registered formal interest in property by way of their solicitor.

Our Client has intimated that a condition of any sale would be that the existing staff would be retained by the incoming owner.

Guide Price

Offers for the property business and equipment will be considered

Stock

To be taken over at valuation.

Offers

Offers should be submitted to the Agents in writing through a solicitor. Interested parties should register their interest formally through their own solicitor. In the event a closing date for offers is set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Agents details

Galloway & Ayrshire Properties Limited, 28 Victoria Street, Newton Stewart DG8 6BT

Tel: 01671 402104

E: Galloway@gapinthemarket.com

W: www.gapinthemarket.com

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Ground Floor

Serving Area	13'11 x 26
Frying Area	7'11 x 13'1"
Kitchen	15'5" x 10'11
Store Area 1	8'3 x 5'6"
Store Area 2	12'10" x 10'7"
Store Area 3 (with walk in Freezer)	17'9" x 15'9"
Store Area 4 (Potato store/prep)	10'11"x 16'6"
Store Area 5 (Ice cream making area)	6'8" x 17'1"

First Floor

Room 1	14'11" x 12'3" reducing to 10'4"
Room 2	10'2" x 13'6"
Room 3	11'10" x 6'9"
Bathroom	7'3" x 12'1"

Attic Floor

Room 4	7'8" x 12'5" & 3'6" x 6'5"
Room 5	7'6" x 12'8" & 3'4" x 6'11"



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