

# FOR SALE

## LEASEHOLD BUSINESS PREMISES



**CAFE BIANCO, 81 HIGH STREET, AUCHTERORDER, PERTSHIRE, PH3 1BJ**



- **Refurbished cafe premises providing excellent business opportunity.**
- **Annual rent - £8,500 per annum.**
- **100% rates relief.**
- **£60,000 premium for business and fixtures and fittings.**

#### LOCATION

Auchterarder is a prosperous town located within Perth and Kinross District.

The town has a resident population of approximately 4000 persons (Source: Perth and Kinross Council) and is located approximately 15 miles south west of Perth being accessed from the A9 with the world famous Gleneagles Golf Resort nearby.

The town provides typical medical, shopping, banking and school facilities.

The subjects are centrally located within Auchterarder occupying a prominent position suitable for continuation of the existing use and in close proximity to Auchterarder High School.

**VIEWING & FURTHER INFORMATION:**  
Strictly through the sole selling agents

Jonathan Reid BLE (Hons) MRICS  
Commercial Department  
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### DESCRIPTION

The subjects comprise a ground floor cafe trading as Cafe Bianco.

The accommodation has been fully refurbished and caters for approximately 20 covers.

### ACCOMMODATION

The net floor extends to approximately 45.75 sq. m. (492sq. ft.) or thereby comprising Open Plan Cafe/Seating Area, Kitchen and W.C.

### RATEABLE VALUE

The subjects have been entered in the Valuation Roll at a Rateable Value of £7,600

The Uniform Business Rate for the Financial Year 2016/17 is 48.4 p exclusive of water and sewerage rates.

The property therefore qualifies for 100% rates relief. All interested parties should make their own enquiries.

### ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

### LEASE

Our client is seeking to assign their existing leasehold interest which expires in 2024 but has the benefit of tenant only break options.

The annual rent is £8,500.

Further details on application.

### BUSINESS

The business which trades as Cafe Bianco is a popular local business with a strong breakfast and lunch/afternoon trade. The business has been operated by our client since 26th November 2014 and was recently fully refurbished and fitted out.



The existing business generates an annual net profit in excess of £30,000 and this could be improved by opening in evenings, etc. Further details available to all genuinely interested parties.

### TERMS

Our client is seeking premium offers in the region of £60,000 for their leasehold interest.

### VAT

Prices are quoted exclusive of VAT if applicable.

### VIEWING

Strictly by appointment with the sole selling agents:

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