

**FOR SALE**

**Warm & Inviting Café in the Centre of Stranraer**

**GRAHAM  
SIBBALD**



**Alexandra Coffee Shop**  
**60-62 George Street, Stranraer, DG9 7JS**  
**Offers Of £20,000 – Leasehold**

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Warm and Inviting Café in the Centre of Stranraer**
- **Located in an Area which Benefits from High Footfall**
- **Wonderful Opportunity to Operate an Established Local Town Centre Café**

#### **INTRODUCTION**

The Alexandra Coffee Shop is located in the centre of Stranraer, with a prominent position on the main thoroughfare. Stranraer is the administrative centre for Wigtownshire, sitting on the shores of Loch Ryan. Formerly the main ferry port connecting Scotland to Northern Ireland the town has recently focused on Marine Leisure including the ongoing Marina development taking advantage of the huge and sheltered sea loch, Stranraer Oyster Festival and music Festival. Situated on the up and coming South West Coastal 300 Route, set to rival and complement the NC500 in terms of attracting visitors to the area. The availability of the Alexandra Coffee Shop offers a wonderful opportunity to operate an established town centre local café.



#### **THE PROPERTY**

The Alexandra Café, a popular town centre café that currently trades 6 days a week, is part of a terrace of properties in this main street in Stranraer. The accommodation is at ground floor level.

#### **ACCOMMODATION SUMMARY**

The cafe's accommodation which is accessed direct from George Street, can be described, briefly, as follows: -

##### **Public Areas**

- Café seating (20)
- WC

##### **Service Areas**

- Kitchenette / Pastry Prep

#### **TRADE**

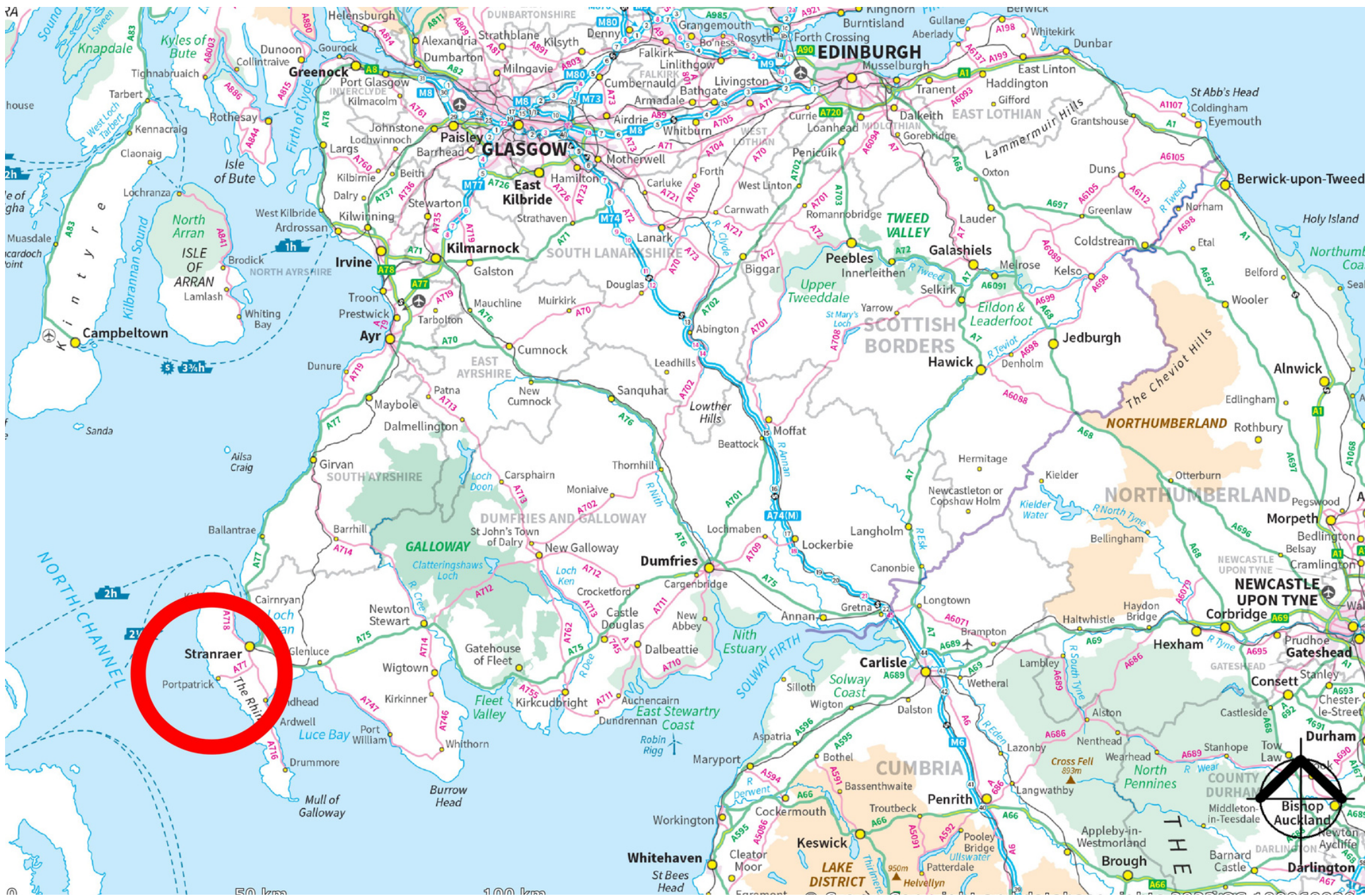
Alexandra Café is a good and well-established café business trading on a main street location.

Accounts will be provided to genuinely interested parties, preferably after viewing.

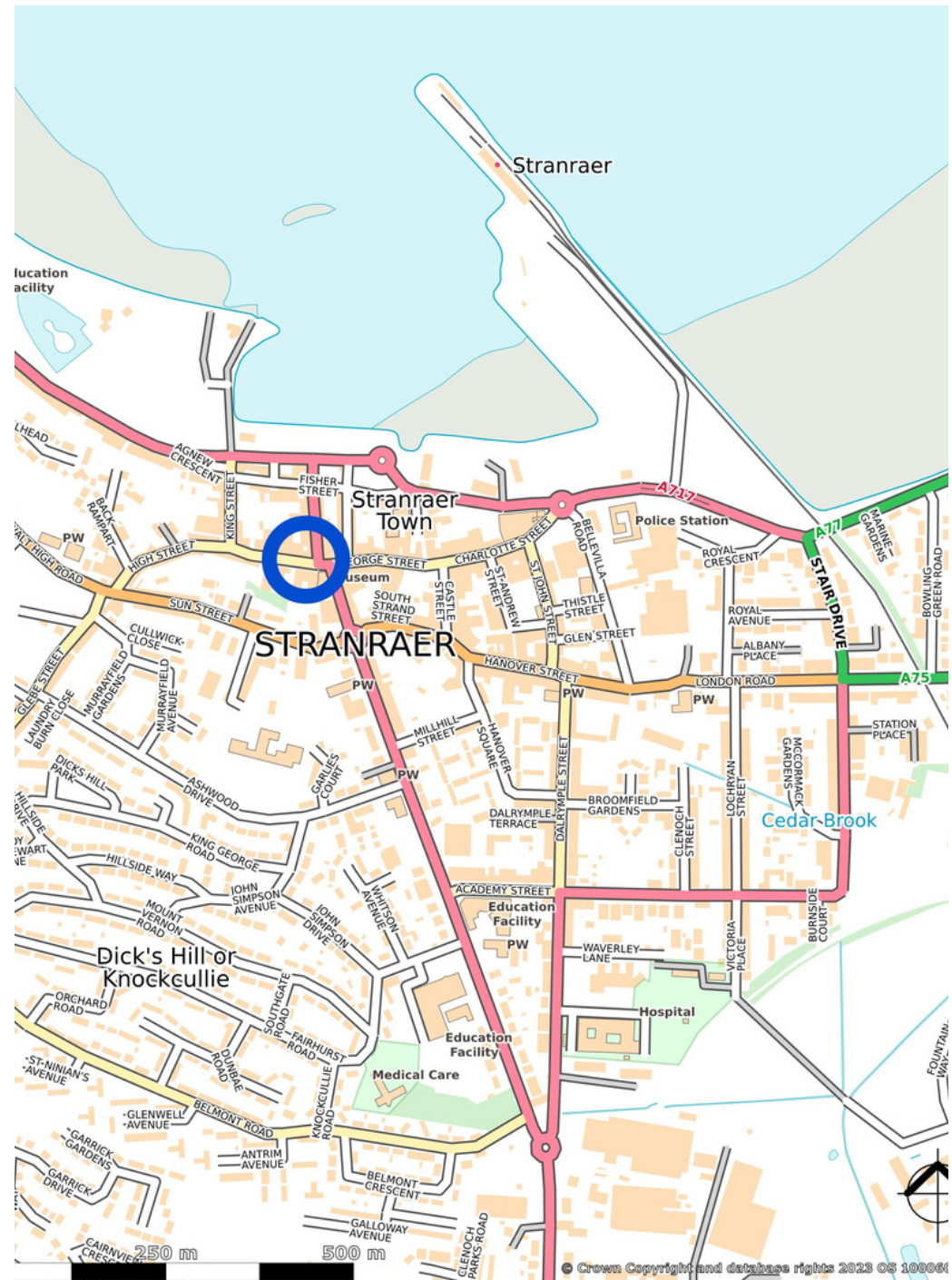
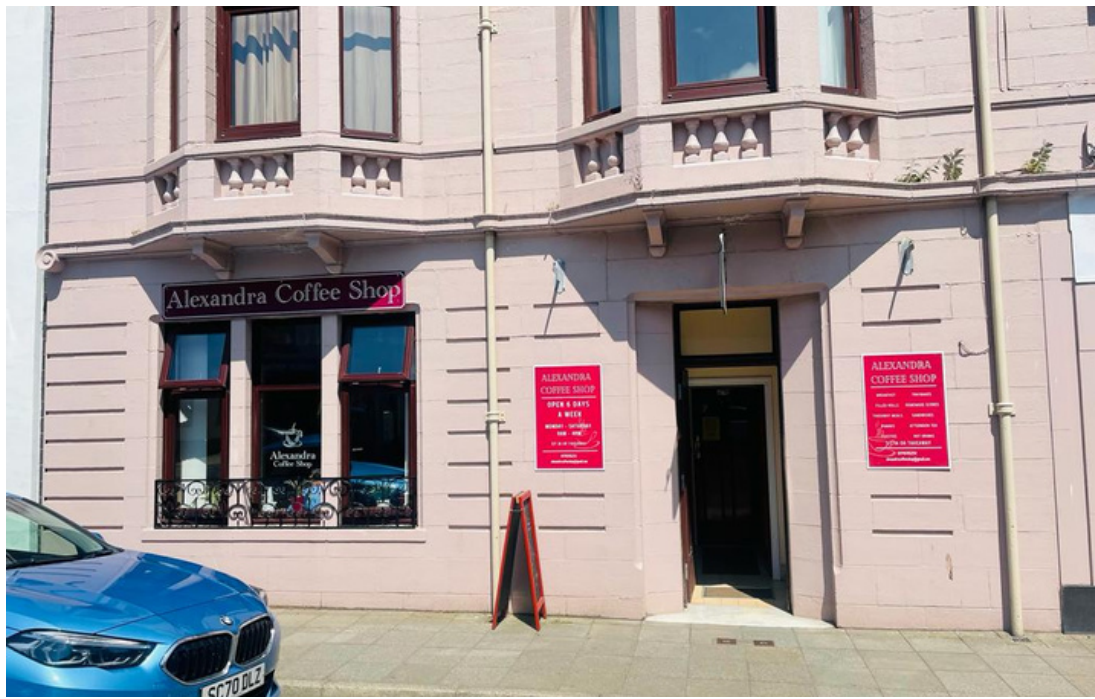
#### **STAFF**

TUPE regulations will be applicable to all staff.









## Energy Performance Certificates

Alexandra Cafe - EPC Rating - F

## Rateable Values / Council Tax

- Alexandra Cafe - Rateable Value £6,100 (1st April 2023)

## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

## TENURE

Leasehold.

10 year lease, commenced March 2019, expires 2029 – the lease will roll on thereafter until terminated.

Rent Review – 10 years from the date of entry.

Further lease information available upon request.

## Price

Offers of £20,000 are invited for the leasehold interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

## Exclusions

Personal effects of the vendors. Standard industry items held under lease or lease purchase agreements.

## Finance / Business Mortgages

Graham + Sibbald are in regular contact with the specialist involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address below: -

Graham + Sibbald  
40 Torphichen Street  
Edinburgh  
EH3 8JB

## To arrange a viewing please contact:



**Alistair Letham**  
**Consultant - Hotel + Leisure**

Alistair.Letham@g-s.co.uk  
07836 341 710



**Katie Tait**  
**Agent - Hotel + Leisure**

Katie.Tait@g-s.co.uk  
07500 423 941



### ANTI-MONEY LAUNDERING (AML PROCESS)

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: November 2023

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