



CONFIDENTIAL

MODERN CAFÉ OPPORTUNITY

DUNDEE

FULLY FITTED & TRADING

FOR SALE

81 SQ M
(871.88 SQ FT)

£95,000

Confidential Leasehold
Coffee Shop Opportunity
in Dundee City.

- £20,000 Annual Rent
- Prominent High Footfall Location
- No rates payable
- Turnover circa £5,500 per week, huge scope to increase
- Attractive fit out and high specification equipment

Summary

Available Size	81 sq m
Price	£95,000
Business Rates	100% rates relief applies
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

An excellent opportunity to acquire a well-established and attractively presented coffee shop business operating from a prominent location within Dundee City.

The business has built a strong reputation for quality speciality coffee, food and friendly service, benefiting from a loyal customer base alongside regular passing trade. The premises are fitted out to a high standard, offering a stylish and welcoming environment with a well-equipped service and preparation area.

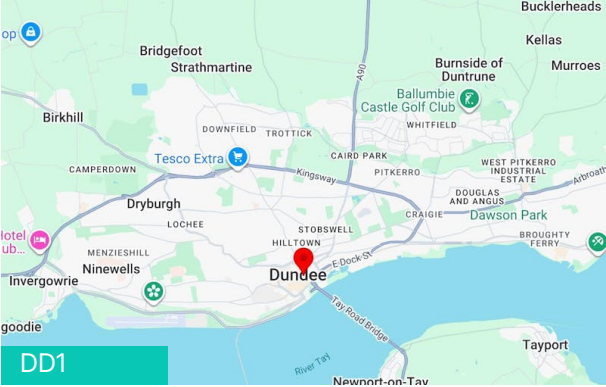
Offered on a leasehold basis, the business represents an attractive turnkey opportunity for an owner-operator, existing café group or hospitality business looking to establish a presence in Dundee.

Location

Dundee City

Confidentiality

The sale is being handled on a strictly confidential basis. To protect the ongoing operation of the business, the precise location, identity and detailed trading information will only be disclosed to genuinely interested parties following initial vetting. Prospective purchasers may be required to sign a Non-Disclosure Agreement (NDA) and provide evidence of funding or financial capability prior to the release of commercially sensitive information.



Viewing & Further Information



Mark Jackson
07412 968 007
mark@scottishbusinessagency.co.uk



Josh Hill
07927 076 496
josh@scottishbusinessagency.co.uk