



CAFÉ PICCOLO, 21 WHITESANDS, DUMFRIES, DG1 2RR

ESTABLISHED CAFÉ & TAKEAWAY BUSINESS

PRICE: OFFERS IN THE REGION OF £145,000

EPC: F

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782

A fantastic opportunity has arisen to purchase a well-established café and takeaway located in a busy area of Dumfries. The ready-made business would appeal to a range of buyers including those who are currently looking to expand on their current business or anyone who is looking for a new adventure within the hospitality sector.

Café Piccolo first opened over sixty years ago which some of their regular customers can still remember. The café is popular for its lite bites, traditional ice-cream and great coffee.

The premises comprise of an L-shaped dining area, two counters, W.C facilities and kitchen. An excellent range of machinery, furniture and crockery are included in the sale.

An inventory of the items included in the sale can be provided. All viewings can be arranged through a member of the Primrose and Gordon team.



SERVICES

Mains water, drainage, gas and electricity.

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.

