

# CCL



Majella's Café, located at 48 Cowgate in the vibrant town of Kirkintilloch, East Dunbartonshire, offers a prime business opportunity in a bustling area known for its mix of shops and eateries. The café features a welcoming, light-filled environment with seating for 30 patrons and a well-equipped kitchen supporting popular onsite baking. Known for its excellent service and delicious offerings, including coffee and bacon rolls, Majella's has been a community staple for 12 years. Open daily from 8:00 AM to 4:00 PM, it provides both sit-in and takeaway options. The leasehold property has three years remaining, with an annual rent of £14,000.



This charming café is ideal for entrepreneurs seeking a well-established business in a central, accessible location.

- 30 Cover Cafe
- Long Established
- Turnkey Business Opportunity
- Excellent Location
- Excellent Local Reputation
- Leashold



T: 01343 610520

# CCL

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# Majellas Cowgate | Kirkintilloch | East Dunbartonshire | G66 1HN

## Offers Over £80,000 Leasehold

### Situation

Kirkintilloch, located in East Dunbartonshire, Scotland, is a vibrant town with a population of approximately 20,000 as of 2022. Cowgate, a central thoroughfare in Kirkintilloch, serves as the town's primary shopping and service hub. It features a mix of independent shops, eateries, and essential services, making it a bustling area for both locals and visitors. The town has undergone significant development, with new shopping facilities and amenities to support its growing population.

Kirkintilloch is well-connected, located about 8 miles northeast of Glasgow, and accessible by regular bus services and nearby Lenzie railway station. The town offers a range of amenities, including the Regent Centre shopping mall, leisure facilities, and cultural attractions such as the Kirkintilloch Town Hall and the William Patrick Library. The presence of the Forth and Clyde Canal adds to its charm, providing opportunities for walking and cycling along the towpath. Overall, Kirkintilloch's Cowgate area is a lively and well-equipped location, ideal for businesses seeking a central and accessible position within East Dunbartonshire.

### The Business

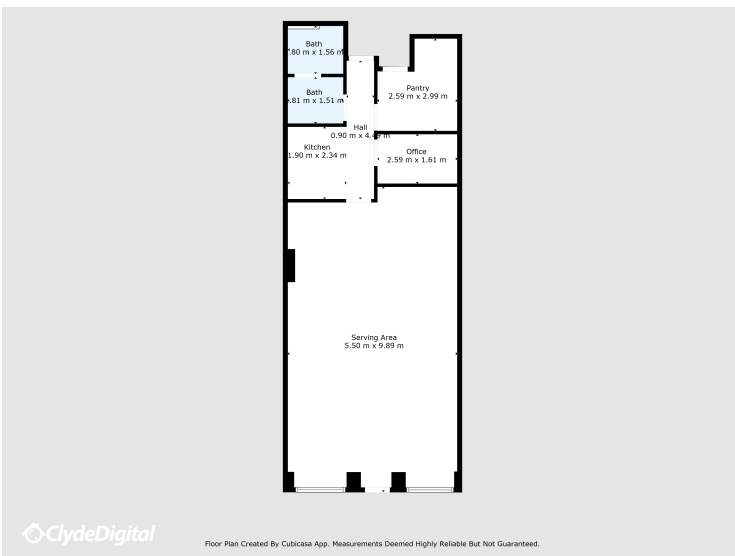
Majella's, located at 48 Cowgate in Kirkintilloch, is a charming café known for its warm atmosphere and excellent service. Owned and operated by the current proprietor for the past 12 years, Majella's offers both sit-in and takeaway options, accommodating up to 30 patrons at a time. The café is open daily from 8:00 AM to 4:00 PM, providing a welcoming space for breakfast and lunch. Majella's menu features a variety of freshly prepared dishes, with a strong emphasis on onsite baking, ensuring a delightful selection of pastries and pies. The café is renowned for its delicious coffee and bacon rolls, which have become a local favourite. The operation is supported by four part-time staff members who contribute to the friendly and efficient service that Majella's is known for. This well-established business continues to be a staple in the community, offering quality food and a pleasant dining experience.

### Property

Majella's Café, situated at 48 Cowgate in Kirkintilloch, boasts a welcoming and light-filled environment, ideal for both dining in and takeaway services. The main restaurant area, accessible directly from Cowgate, measures 5.5 metres by 9.8 metres and is thoughtfully configured to accommodate 30 covers. Large front-facing windows enhance the spaciousness and provide ample natural light. Upon entering, customers will find the service area to the left, featuring a variety of display cabinets and food preparation zones that showcase the café's offerings. At the rear of the property, a well-equipped commercial kitchen (1.9m x 2.3m) supports the café's extremely popular onsite baking operations. Additionally, the property includes an office (2.6m x 1.6m), a pantry (2.6m x 3m), and separate male and female toilets, ensuring convenience and functionality for both staff and customers. This thoughtfully designed space reflects the café's commitment to quality and customer satisfaction.

### External

Majella's has permission for a number of tables and chairs to be situated directly outside of the property.



### CCL Property

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.