

SELLING AGENT

Kingscavil Associates

Trading as part of
MSCB Global Ltd

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Client Details

Full details will be provided on
request and subject to an

Expression of Interest
and
Signed Confidentiality
Agreement



Financial Details

The following figures are extracted from the latest signed accounts. The last 3-years accounts will be made available on request.

2014—2015

Turnover:	£51,707 (10% : 12%)
Gross Profit:	£26,768 (5% : 22%)
Net Profit:	£12,754 (42% : 84%)
Tangible Assets:	£ 20,000
Goodwill:	£ 14,044

In brackets are the growth figures on the previous years, i.e. 2013 to 2014 : 2014 to 2015

The 2014—2015 pre approved accounts can be provided on request. Other income potential can be discussed with the owners as well and more detail about the trading operation.

Considering a catering franchise?

Looking to expand without risk?

Get in touch for a no obligation discussion on this fantastic purchase opportunity.

Kingscavil Associates
Acting as Sales Agent for the Client



Busy Traditional Tearoom For Sale

This is a fantastic opportunity to purchase a going concern which has **30** covers located in the centre of Falkirk with strong trading figures for the past 10-years delivering exceptional value and customer service. The sale also provides a great development opportunity for any new owner.

The business currently operates 4-days a week and has the potential to extend opening hours which conservatively will generate an extra 20% increase in net profits. There are also opportunities to change the service operation whilst still staying true to the established traditional style fayre provided to their loyal clientele. There is also significant earning potential which will be discussed with any interested party.

The business employs 6 part time staff on Friday's and Saturday's who have worked within the tearoom for a period of time. On the conclusion of the sale the business can continue trading with no loss of service or income, i.e. the premises and fixtures and fittings are in a very good state of repair. The owners have another business opportunity they are looking to develop but would be prepared to provide support for a new owner during an agreed handover period, if required, to ensure that existing goodwill is maintained.

In conclusion this is an ideal purchase for someone new to the trade or equally for an existing business looking at expansion or diversification with minimum risk.

PROFITABLE : FANTASTIC REVIEWS : POTENTIAL : GROWTH : TRADING HISTORY



SALE PARTICULARS

We (Kingscavil Associates) are working on behalf of the Owners for the sale of their Tearoom in Falkirk. The valuation is based on the financial trading positioning which shows continued growth year on year.

The asking price is for offers in the region of **£40,000** which includes fixtures and fittings, goodwill and agreement with landlord to transfer lease to the new owner.



Very rarely do we act on behalf of a client where reputation, existing profits and the development earning potential is so high. If you were considering a new business venture we would strongly recommend expressing an interest and we can provide further information and arrange a meeting with the owner.

GOODWILL

A new owner will benefit from a loyal clientele who visit the Tearoom on a regular basis and with the feedback on Facebook and TripAdvisor.

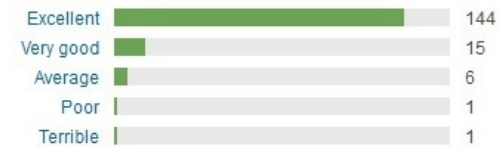
TRIPADVISOR

The business has excellent TripAdvisor ratings of 95% being Very Good or Excellent. It has also won the Certificate of Excellence for the past 2-years.

The Tearoom has been rated #1 on TripAdvisor for the past 5-years in the Falkirk area, out of 135 restaurants.

TripAdvisor Reviewer Highlights

Visitor rating



Rating summary



"Soup of the day"

Reviewed 5 July 2015

Visited one of my favourite places for food again this week and dared to try their soup of the day 'Roasted broccoli and smoked cheddar' and im certainly glad I tried it. Was a first for myself and it was delicious. Even got an extra portion in a take away cup for my lunch the next day.

The place was full and the staff and chef very busy but were still very attentive and friendly and made me feel welcome, and the food was worth the wait.

Will be back at some point to try the afternoon tea after witnessing one of the waitresses bring out a cake stand full of treats for another table that looked amazing.

Visited July 2015



FACEBOOK

The following details some recent reviews:

- Best food you can get and the sweet case omg don't have the words for it staff are fab as well.
- Fantastic service. Friendly staff and the freshest seasonal food served. Would recommend to everyone.
- Visited for afternoon tea with unlimited refills of tea and coffee. Great service, good food, cakes to die for, homely atmosphere.

These and all other reviews are 5 Star ratings.



Galley Kitchen Area