



Westgate Galleries
41 Westgate, North Berwick, EH39 4AG

Offers Over £495,000
Freehold

- Popular, established gift shop, gallery and café situated in scenic seaside town of North Berwick
- Strategically located in town's leisure and shopping area
- Licensed premises with Class 3, Hot Food Consent
- Extending to 203.29 Sq M (2,188 Sq Ft)
- Great profit levels on 2022 t/o £366,925 (net)

INTRODUCTION

Westgate Galleries is a coastal gallery and gift shop with a tantalising, licensed, Orangery Café, situated within the popular East Lothian coastal town of North Berwick. Lying approximately 20 miles to the east of Scotland's capital city being well connected by, both, road and rail throughout central Scotland and beyond. Westgate Galleries lies on the south side of Westgate, a continuation of the High Street.

North Berwick itself has a residential population of approximately 7,000 persons which is ever-growing by significant residential development currently ongoing around the periphery of the town centre itself.

The town benefits from significant tourist trade throughout the year, particularly during the summer months which in turn adds to the popularity of the High Street and Westgate from an occupier perspective.

Westgate Galleries benefits from both class 3 hot food consent and an alcohol licence, which provides great potential development opportunity by enhancing the food and beverage side of the business.

The sellers have owned and successfully run the Westgate Galleries business since 2003 having refurbished the premises frequently over the years to create the pristine

gallery and café running today. The sale of Westgate Galleries offers a fantastic opportunity to acquire an established, well-maintained, retail and hospitality business in a very popular coastal town.

THE PROPERTY

Westgate Galleries comprises a ground floor retail unit as part of a larger stone built three storey terraced property, to the rear there is an extension where the café is located.

The property benefits from a large frontage that projects outwards from the main building with full height display window with access taken from the left hand side of the unit.

ACCOMMODATION SUMMARY

Internally the shop's accommodation is laid out over ground floor and can be summarised as follows: -

The entrance vestibule/hallway leads into,

Front Shop

Large open plan sales area with cash register
Storage cupboard with staff WC

Back Shop

Hallway with sales displays
Café Dining Area (24) with separate cash register
Dry store
Kitchen
Storage & Office Area
Male, Female & Accessible WC

We have measured the subjects in accordance with RICS Code of Measuring Practice 6th Edition on a Net Internal Area basis in the order of: -

Floor	SQM	SGFT
Ground	203.29	2,188

TRADE

Accounts for the y/e 31st March 2022 show a turnover of £366,925 (net of VAT) with an EBITDA of £75,373.

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

STAFF

TUPE regulations will be applicable to all staff.



LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE

<https://westgategalleries.co.uk/>

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The EPC will be available upon request.

RATEABLE VALUE

With reference to the Scottish Assessors Association website we note the current Rateable Value to be £20,700 (1st April 2023)

TENURE

Heritable (Freehold) / Outright Ownership

PRICE

Offers over £495,000 are invited for the heritable (freehold) 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.



FINANCE/ BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists 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

For any queries or to arrange a viewing, please contact —



Ross Chinnery
Associate — Commercial Agency
Ross.Chinnery@g-s.co.uk
07584 061146
Graham + Sibbald, 40 Torphichen Street, Edinburgh, EH3 8JB



Katie Tait
Agent — Hotel + Leisure
Katie.Tait@g-s.co.uk
0131 240 5311 / 07500 423941
Graham + Sibbald, 40 Torphichen Street, Edinburgh, EH3 8JB



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 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.
6. Date of Publication: November 2023