



THE  
**BUSINESS SALES**  
AGENCY

## **Southside Gallery**

**26 Battlefield Road, Glasgow, G42 9QH Ref 2782**

**Busy framing business and gallery providing a high quality framing service together with selling a wide range of original art work, prints and cards.**

**Established for over 30 years this well respected business is in an excellent location serving Glasgow's affluent south side.**

**Spacious 71m2 (745sqft) leasehold premises.**

**Business, equipment, leasehold interest, fixtures & fittings for sale at offers over £69,500 plus stock at valuation**

**VIEWING IS HIGHLY RECOMMENDED**

**However it is strictly by appointment through The Business Sales Agency. No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

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**The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX**



## Southside Gallery

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### Type of business:

This is a very well established high quality framing business and gallery which has been operating for over 30 years. It also sells, on a commission basis, a range of original works from a selection of Scottish artists together with a range of prints, cards and gift items.

The workshop area is fully equipped to undertake all types of framing and the business carries an extensive range of framing materials. The stock at cost is £7,000 - £10,000. The seller can provide basic training to a buyer not familiar with framing.

This business would suit an owner manager and could be easily run by a couple or an individual with limited part-time help.

### Opening hours:

10am - 5.30pm, Monday - Saturday

### Staff:

The business is run by the owner with two freelance part-time staff.

### Current turnover:

The owner keeps the turnover just below the VAT threshold. Full accounts can be made available to serious interested parties after viewing.

### Premises:

The premises are bright highly visible double unit on Battlefield Road between Langside Road and Grange Road in the Battlefield area of Glasgow.

This is near the affluent areas of Clarkston, Giffnock, Newlands and Whitecraigs where many of the business's regular customers live.

The ground floor is 71m<sup>2</sup> (745sqft) and consists of a display area, framing workshop, kitchen and toilet. There is also a 11m<sup>2</sup> mezzanine storage area.

The property benefits from on-street parking and Mount Florida station is only a 5 minute walk away.

### Tenure:

Leasehold. Rent £1,250 per month. New 5 year lease available. Rateable value £10,800 so no rates payable.

**Agents Notes:** These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

