



Modern Hot Food Cafe & Takeaway

47 Dougrie Drive, Castlemilk, Glasgow, G45 9AD

Ref. 2794

This is an ideal opportunity to acquire a modern fully fitted café and takeaway with full hot food consent in the densely populated Castlemilk area of Glasgow .

On Dougrie Drive next to the Braes Shopping Centre with ample on street parking and in the heart of Castlemilk this is an ideal position for both sit-in and delivery trade.

Spacious 150m² (1,584sqft) premises across ground, first and second floors with seating for 30 customers.

Spacious fully equipped commercial kitchen.

Leasehold interest, fixtures & fittings for sale at offers over £59,000.

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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www.businesssalesagency.com

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

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Type of business:

This cafe, with full hot food consent, has been recently fully refurbished to a high standard throughout. Located in the heart of Castlemilk this business is ideally positioned for both sit-in and delivery trade.

With its large spacious commercial kitchen it is suitable for a wide range of different cuisines.

The cafe has seating for 30 covers and ample free on street parking which together with Just Eat and UberEats deliveries has achieved sales of £4,000 per week.

Financial information:

The sale price includes all equipment, fixtures and fittings.

Further financial information can be made available to serious interested parties after viewing.

Opening hours:

Current opening times 10am - 10pm 7 days.
Longer hours allowed.

Premises:

The premises are a very spacious unit with the kitchen, seating area and customer toilet on the ground floor and storage or staff space and an toilet on the upper two floors.

In total the property extends to 150m² (1,586sqft) with the ground floor being 86m² (908sqft) and each of the uppers floor being approximately 32m².

Tenure:

Leasehold. Rent £1,100 per month. Current lease runs until 2033. Service charge of £375 per month.

Rateable value £9,800 so no rates are 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.

