



Popular Southside Cafe Ref. 2792
34 Minard Road, Shawlands, Glasgow, G41 2HW

This is an excellent opportunity to acquire well fitted coffee shop / café in the densely populated Shawlands area of Glasgow's South Side.

Bright spacious recently refurbished unit with front seating and counter area with kitchen and toilet to the rear.

The property has Class 1 use.

Leasehold interest, fixtures and fittings for sale at £9,950 or nearest offer.

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 is an excellent opportunity to acquire a well fitted coffee shop / café in the densely populated Shawlands of Glasgow's South Side.

Viewing is highly recommended.

Shawlands attracts a healthy mix of students, young professionals and families which enjoy its active café culture. With a large number of residents working on a hybrid basis and from home it provides a regular customer base for sit in and delivery trade.

With its fresh décor and open plan layout this business is ideally suited to both daytime and early evening custom.

The premises have class 1 use and serve coffees and a modern menu from the good sized kitchen.

The premises could cater for a wide range of similar food offerings and takeaway/delivery trade.

This attractive environment offers seating for up to 18 covers inside and additional outside seating.

Financial Information:

The business previously traded 9am to 3pm 7days with additional evening opening with special events.

Longer hours opening is permissible. All equipment, fixtures and fittings are owned outright and included in the sale price.

Premises:

The premises are mainly open plan and comprise a bright spacious front seating and counter area with kitchen/prep area and toilet to the rear.

In total the premises extend to approximately 44m² (464sqft).

Tenure:

Leasehold. Rent is £12,000 per annum. Current lease runs until 2029 but can be extended.

Rateable value only £7,400 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.

