



Popular and Profitable Dennistoun Cafe Ref. 2736
98 Bellgrove Street, Glasgow, G31 1AA

This is great opportunity to acquire a profitable fully fitted cafe in the densely populated Dennistoun area of Glasgow.

Weekly sales averaging £2,000 - £3,000 plus additional revenue from the sale of occasion cakes.

Over 15,000 Instagram followers.

Low rent and no rates payable.

Bright spacious shop with inside and outside seating.

Business, leasehold interest, fixtures and fittings for sale at offers over £39,000 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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www.businesssalesagency.com

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

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Ref. 2736

Type of business:

This is a beautifully decorated sit-in and takeaway cafe in the densely populated Denistoun area of Glasgow.

The business is in a highly visible main road location and benefits from good repeat custom from the surrounding businesses and local residents.

Viewing is highly recommended.

Financial information:

Weekly café sales average between £2,000 and £3,000 from 6 day opening plus additional revenue of around £1,000 per month from the sale of occasion cakes.

This is an ideal owner managed business with low overheads. The sale price includes all equipment, fixtures and fittings which cost over £15,000.

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

Staff:

This business is run fully staffed by one full-time and 4 part-time employees.

Opening hours:

10am - 5pm Friday - Wednesday. Closed Thursday. Potential for 7 day and evening.

Premises:

The premises are a spacious double fronted unit in a highly visible location on Bellgrove Street close to its junction with Duke Street. Well fitted and decorated by the current owner, the premises are in walk-in condition throughout.

At 52m² (549sqft) the unit comprises a bright spacious front shop with counters and seating for 20 inside and a further 4 outside, prep kitchen, ample storage and a toilet. There is ample on street parking around the shop.

The property has Class 1 planning use.

Tenure:

Leasehold. Rent £7,000 per annum. Lease expires in July 2024 but can be extended. Rateable value £4,700 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.

