



**Popular Southside Sit-in and Takeaway Deli      Ref. 2646**  
**34 Minard Road, Shawlands, Glasgow, G41 2HW**

**This is an excellent opportunity to acquire a popular café in the densely populated Shawlands area of Glasgow's South Side.**

**Bright spacious front seating and counter area with kitchen and staff toilet to the rear.**

**Sit-in sales approximately 30%, takeaway 70%.**

**Business, leasehold interest, fixtures and fittings for sale at offers over £35,000 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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**The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX**



# THE BUSINESS SALES AGENCY

**Popular Southside Sit-in and Takeaway Deli**  
**34 Minard Rd, Shawlands, Glasgow, G41 2HW**  
**Ref. 2646**

## **Type of business:**

This is an excellent opportunity to acquire a popular sit-in and takeaway 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 from working it provides a regular customer base for sit in and takeaway 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 manage an extensive menu from the good sized kitchen and prep space.

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

This attractive environment offers seating for 20 covers inside and additional outside seating.

## **Financial Information:**

The business currently only trades Thursday - Sunday 12noon - 4pm though 7 day and longer hours opening is permissible so turnover could be increased significantly. All equipment, fixtures and fittings are owned outright and included in the sale price.

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

## **Opening hours:**

12noon - 4pm Thursday - Sunday,  
7 days opening and longer hours allowed.

## **Premises:**

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

## **Tenure:**

Leasehold. Rent is £12,000 per annum. Current lease runs until 2026 with a break option in 2024.

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.

