



Beautiful West End Coffee Shop Ref. 2716
470 Crow Road, Glasgow, G11 7DR

This is great opportunity to acquire a highly visible and ideal owner managed coffee shop in a densely populated part of Glasgow's West End.

Full hot food consent and fitted to a high standard and in walk in condition throughout.

**Rent only £800 per months and no rates payable.
Bright spacious shop with inside and outside seating.**

Business, leasehold interest, fixtures and fittings for sale at offers over £49,000.

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

THE BUSINESS SALES AGENCY

Beautiful West End Coffee Shop
470 Crow Road, Glasgow, G11 7DR
Ref. 2716

Type of business:

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

The shop has full class 3 hot food consent and is in a highly visible main road location.

It benefits from good repeat custom from the surrounding businesses and local residents.

Viewing is highly recommended.

Financial information:

This is an ideal owner managed business with low overheads.

The sale price includes all equipment, fixtures and fittings.

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

Staff:

This business is ideally suited to an owner manager or couple who could run it themselves or with limited part-time staff.

Premises:

The premises are a spacious single fronted unit in a highly visible location on Crow Road opposite the Arnold Clark VW showroom.

Recently renovated by the current owner, the premises are decorated a bright modern style and are in walk-in condition throughout.

At 40² (422sqft) the unit utilizes the space very efficiently and comprises a bright spacious front shop with counter and seating for 14 inside and a further 4 outside, kitchen and a disabled access toilet.

There is ample on street parking around the shop.

The property has full Class 3 hot food consent.

Tenure:

Leasehold. Rent £800 per month. Lease expires in 2034.

Rateable value £6,000 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.

