



Popular Charing Cross Cafe Ref. 2619

27 Woodside Place, Glasgow, G3 7QL

This is an excellent opportunity to acquire this well established profitable café with full Class 3 hot food consent in the busy Charing Cross commercial area of Glasgow.

With a large number of offices nearby this café benefits from a loyal regular customer base for breakfasts, coffees, lunches and outside catering.

Deceptively spacious 93m² (982sqft) premises with customer access from both front and rear.

Sales growing steadily on a attractive 7.30am - 2.30pm 5 day trade.

Business, leasehold interest, fixtures & fittings for sale at offers over £49,000 plus stock at valuation

VIEWINGS

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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Type of business:

This well established and profitable café in an area densely populated with offices of mainly professional firms which provide the business with an excellent loyal repeat customer base.

With superb reviews and full class 3 hot food consent this sit-in and takeaway business is ideally suited to being owner managed with the existing part-time staff.

With access from front and rear it is particularly convenient for the surrounding office workers.

Financial information:

Weekly sales are increasing steadily and this provides a solid profitable base for further growth.

The sale price includes all equipment, fixtures and fittings. Stock at cost is between £1,000 - 1,500.

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

Staff:

It is run by the owner with one part-time employee.

Opening hours:

Due to the high number of surrounding offices this café can generate a healthy turnover from attractive hours of just 7.30am - 2.30pm Monday to Friday.

Premises:

The premises are a spacious lower ground floor unit on Woodside Place in the Charing Cross area of Glasgow with private rear parking.

At 93m² (982sqft) the unit has a large counter and seating area to the front with spacious commercial kitchen, toilet, office and ample storage to the rear.

The property has full class 3 hot food consent and extraction from both the counter area and kitchen.

Tenure:

Leasehold. Rent £13,780 per annum. Current lease runs until 2026 with a break option in 2021 but may be extended if required.

Rateable value £9,700 so qualifies for 100% small business rates relief and 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.

