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**Parada**  
G L A S G O W

THE  
**BUSINESS SALES**  
AGENCY



**West End Deli Coffee Shop      Ref. 2732**  
**57 Byres Road, Glasgow, G11 5RG**

**This is an excellent opportunity to acquire a popular deli coffee shop on Byres Road in an affluent and high footfall area of Glasgow's West End.**

**Low rent of only £791 plus VAT per month.  
Rateable value only £7,900 so no rates payable.**

**Business, leasehold interest, fixtures and fittings for sale at offers over £22,500.**

**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.**

**0333 6000 888**

[www.businesssalesagency.com](http://www.businesssalesagency.com)

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

**West End Deli Coffee Shop**  
**57 Byres Road, Glasgow, G11 5RG**  
**Ref. 2732**

**Type of business:**

This is an excellent opportunity to acquire a popular, well equipped and decorated deli coffee shop on Byres Road in Glasgow's West End.

Viewing is highly recommended.

The West End is the one of most affluent parts of Glasgow and enjoys a cosmopolitan mix of residents due to the nearby University, young professionals and other local residents of the area. This property has a regular customer base and suits both sit in and takeaway trade.

Recently refurbished the shop is in walk-in condition throughout.

The premises are designated for class 1 use.

**Financial Information:**

This business has low overheads which allows it to be a profitable and easily run business.

All equipment, fixtures and fittings are owned outright and included in the sale price.

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

**Opening hours:**

10.30am - 5.30pm Tuesday to Sunday.  
No restriction on longer hours or 7 day opening.

**Premises:**

The premises are traditional ground floor unit in a busy part of Byres Road.

They comprise a bright freshly decorated front shop and spacious rear shop with ample refrigerated and freezer storage. Staff toilet at the rear.

There is on street metered parking in the surrounding street.

**Tenure:**

Leasehold. Rent is £791 plus VAT per month. Current lease runs until May 2025 but can be extended.

Rateable value only £7,900 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.**

