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THE  
**BUSINESS SALES**  
AGENCY



**Very Popular Southside Coffee Shop**

**Ref. 2556**

**721 Pollokshaws Road, Glasgow, G41 2AA**

**This is a superb opportunity to acquire this high turnover coffee shop in the popular Queen's Park area of the south side of Glasgow.**

**A bright and spacious unit which comprises the ground and lower ground floors, this healthy eating cafe and coffee shop has 36 covers upstairs and the potential for a further 30 downstairs.**

**This well established café sells fresh mainly organic food, freshly roasted coffee and a selection of quality organic wines and beers.**

**Net annual sales of £230,000.**

**Business, leasehold interest, fixtures & fittings for sale at offers over £79,000 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.**

The Caledonian Suite  
70 West Regent Street  
Glasgow, G2 2QZ

**0333 6000 888**

Hudson House  
8 Albany Street  
Edinburgh, EH1 3QB



## Very Popular Southside Coffee Shop

721 Pollokshaws Road, Glasgow, G41 2AA

Ref. 2556

### Type of business:

This award winning coffee shop has established an excellent reputation for its fresh and mainly organic food and drinks.

Very much part of the local community, this busy café has high levels of repeat custom and still further potential for growth through the development of the lower ground floor.

With bright spacious premises on a highly visible site this is an attractive and popular environment for customers and with its full class 3 hot food consent is adaptable for a wide range of catering options.

Selling home made soups, organic baking and great coffee the business is easily managed and ideally suited to an owner manager with the existing staff.

### Financial information:

Annual net sales of £230,000 with good gross and net profit margins. The sale price includes all equipment, fixtures and fittings.

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

### Opening hours:

8am - 6pm Monday - Saturday, 9am - 6pm Sunday.

### Premises:

The premises are located on the east side of Pollokshaws Road on the south side of Glasgow between Torrisdale Street and Queen's Drive close to Queen's Park.

With large west facing windows creating a bright and welcoming atmosphere the ground floor extends to 66m<sup>2</sup> (700sqft) with spacious seating and serving area, kitchen with full class 3 hot food consent and disabled toilet. The basement extends to 58m<sup>2</sup> (612sqft) and comprises another large seating area, ladies and gents toilets.

### Tenure:

Leasehold. Rent £22,000 per annum. Current lease runs until 2023 with 3 yearly rent reviews. Rateable value £12,600 so property can qualify for 100% rates relief.

**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.

