



**Popular Dennistoun Coffee Shop & Bakery**

**Ref. 2557**

**19-21 Whitehill Street, Glasgow, G31 2LH**

**This is a superb opportunity to acquire this award winning coffee shop and bakery in the Dennistoun area of Glasgow**

**This is a well established cafe selling organic and artisan breads, freshly roasted coffee, healthy sandwiches and soups.**

**20 cover seating inside and 6 covers outside  
No.19 is leasehold and No.21 is freehold**

**Business, freehold property of 21 Whitehill St, leasehold interest in 19 Whitehill St, fixtures & fittings for sale at offers over £97,500 + SAV**

**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

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**Ref. 2557**

**Type of business:**

This award winning coffee shop and bakery has established an excellent reputation for its fresh and mainly artisan and organic breads, cakes and rolls together with freshly made soups and superb coffee.

Very much part of the local community, this business has high levels of repeat custom from sit-in and takeaway customers.

Being two shops combined into one the business has a wide bright frontage for the café and ample space at the rear for the bakery.

Sales have grown steadily since it opened and still has excellent growth potential both through cafe sales and outside catering.

**Financial information:**

Annual net sales £166,000 with excellent 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 - 5pm Sunday.

**Premises:**

The premises are located on the west side of Whitehill Street close to its junction with Duke Street in the popular Dennistoun area of Glasgow.

21 Whitehill Street is freehold while 19 Whitehill Street is leasehold. In total the two units extend to 72m<sup>2</sup> (760sqft) and comprise a mainly open plan layout of the bakery, café and disabled toilet.

The business currently also rents 15 Whitehill St on a short term lease as a store and office. This unit is 39m<sup>2</sup> (408sqft).

**Tenure:**

No. 21 freehold. No. 19 leasehold. Rent £500 per month. 19 and 21 combined rateable value £7,000. No. 15 leasehold. Rent £375 per month. Rateable value £3,600. all 3 properties qualify for 100% small business 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.

